



Treetops



**STAGS**



# Treetops 7 Gara Mill

Slapton, Kingsbridge, TQ7 2RE

Slapton 2.5 miles Kingsbridge 6 miles Dartmouth 8 miles.

A Scandinavian-style holiday lodge, set within an idyllic location amongst ancient woodland, the perfect retreat to relax and unwind. Open-plan living, three bedrooms, parking and decked terrace with hot tub.

- Scandinavian-Style Lodge
- Idyllic Rural Location Amongst Ancient Woodland And Wild Flowers
- Private Parking
- Private Deck With Hot Tub
- Open-Plan Living
- Three Bedrooms
- Short Drive To The Beaches
- Holiday Let/Second Home
- Leasehold
- Council Tax Band - Exempt

## Offers In Excess Of £150,000

### SITUATION

The village of Slapton (2.5 miles) is one of the prettiest coastal villages in the South Hams and has a thriving local community, with two excellent pubs (both with restaurants), a well-stocked general store, village hall, chapel, 13th Century Church and historic monastic tower. There are beaches at Slapton Sands and Blackpool Sands and nearby is the internationally famous Slapton Ley Nature Reserve with its extensive lake, woodland walks and Field Studies Centre.

The market town of Kingsbridge (6 miles) is at the head of the Salcombe estuary with an excellent range of shops and local facilities including a health centre/ cottage hospital, an outstanding secondary school and a sports centre. The sailing town of Salcombe, with its wonderful beaches and many shops and boutiques, is just 14 miles away.

Steeped in history is Dartmouth (8 miles) on the River Dart with its world famous Royal Regatta and Naval College. The town offers interesting architecture and a dynamic range of modern and quirky shops, galleries and eateries.

Totnes (11 miles) is a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, two supermarkets, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station at Totnes connecting to London Paddington and the A38 Devon expressway is approximately 13 miles away (South Brent), allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Gara Mill is within the catchment for Kingsbridge Community College.





## DESCRIPTION

Gara Mill is a collection of Scandinavian Lodges set in a lovely woodland setting in Slapton, South Devon, just a short drive away from many beautiful beaches, as well as many wonderful rural walks straight from the door. Thoughtfully set within ancient English woodland populated by oak, beech, sycamore, elder, willow and alder trees. There are wild orchids, bluebells, foxgloves, wild garlic and red campion.

Treetops is an Ideal holiday home, investment opportunity or lock and leave bolt hole, this fabulous lodge is set in an elevated position, amongst the trees and is the perfect 'get away from it all' location.

## ACCOMMODATION

The cabin has a Scandinavian feel throughout with wood ceilings, floors and has a triple aspect, open-plan living, dining kitchen with access out to a decked terrace, with full height windows really allowing the outside in, perfect for relaxing and spending time with family and friends. The kitchen area is well fitted with a range of units and integrated electric oven, LPG hob with extractor over, half-sized dishwasher and washer dryer. The main bedroom has an en-suite shower room, there are two further bedrooms and a family bathroom.

## OUTSIDE

To the rear of the property is a further private decked area with hot tub. The cabin also has private parking to the side.

The property also benefits from a large shared, private, field at the top of the estate where one can have barbecues, set up deck chairs, or late night bonfires, that overlook the wild rolling hills with no one else in sight!

## SERVICES

Mains water, electric, LPG, shared private drainage.

Limited mobile coverage and internet due to its location (OfCom does not provide data for this property) Current vendors are connected to Starlink.

## TENURE

Leasehold 999 years from February 2020, also own 1/9th of Freehold of site. Annual maintenance charge of £3,127 per annum, which includes communal gardening, site maintenance, estate management, private drainage and metered water charged quarterly. This property has been run as a very successful Airbnb for 5 years and can be both a "lock and leave" second home or holiday rental. It also benefits from occupancy of up to 8 months a year, allowing for those longer winter lets.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

What3words ///cooked.across.repeats

## VIEWING ARRANGMENTS

Strictly by appointment please through our Kingsbridge branch.

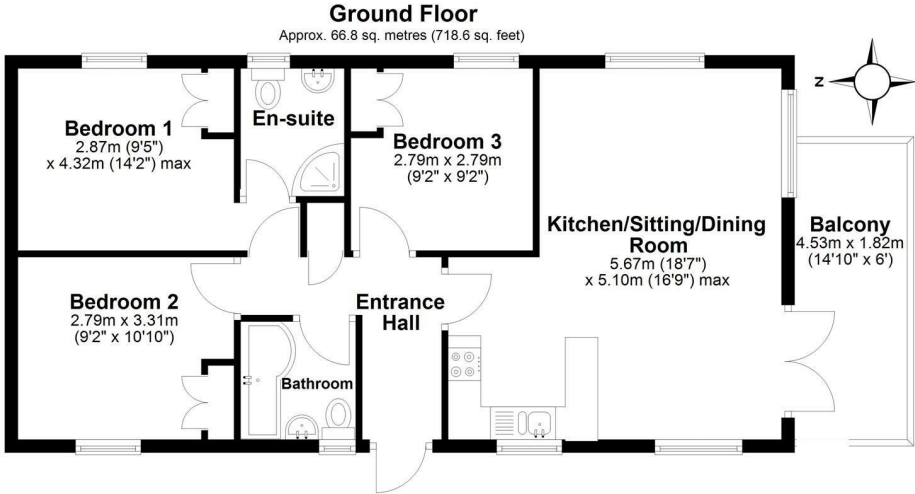
## AGENTS NOTES

Due to the construction this property would not be mortgageable.

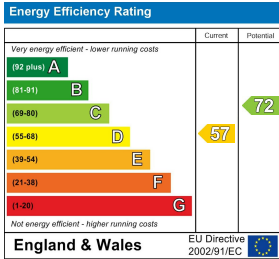




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Total area: approx. 66.8 sq. metres (718.6 sq. feet)



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