



Yeomans



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Paddlelake, Dartmouth, Devon, TQ6 0NA

Blackawton 2 miles Dartmouth 3 miles Totnes 10 miles

A beautifully presented detached home in a peaceful, rural setting yet conveniently located for easy access to Dartmouth and the stunning South Hams coastline.

- 4/5 Bedrooms (2 Ensuite)
- Beautifully Presented
- Versatile Accommodation
- Large Gardens
- Ample Parking For Several Vehicles
- Character Features
- Freehold
- EPC D / Council Tax F

Guide Price £1,100,000

SITUATION

Paddlelake is a small and peaceful hamlet set amidst glorious rolling countryside on a quiet rural lane yet conveniently located for easy access to amenities and the beautiful South Hams coastline. The idyllic village of Blackawton is 2 miles away and offers a strong sense of community with a highly regarded primary school, parish church, public house and community shop. Dartmouth is the closest town offering a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 16 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

Yeomans is a beautifully presented and recently refurbished and extended detached property set in an tranquil location. The property offers thoughtfully laid out accommodation with potential for an annexe suiting those looking for a home with income potential or multi-generational living. The versatile accommodation includes a wonderful open plan living space with vaulted ceiling and bi-fold doors opening to a veranda and the garden. Seamlessly linked by the entrance hallway is an additional living space which is filled with character features including a wood burning stove, exposed beams and flagstone floor. The property offers 4/5 bedrooms, two with luxurious ensuite facilities, whilst there is an additional shower room and useful utility room. Outside the property is set in glorious grounds extending to 0.5 acres. There is off road parking for several vehicles and a detached outbuilding offering a range of potential uses.



ACCOMMODATION

A solid oak front door opens to a spacious and welcoming entrance hall which features oak flooring and several windows overlooking the driveway. The hallway cleverly links the two ends of the house allowing the property to be subdivided if required. Leading from the hallway is the impressive open plan living space which is the heart of the home and perfect for entertaining. The living space features a wonderful double height vaulted ceiling with windows framing a substantial chimney and fireplace with wood burning stove transforming the room in the cooler months. The room has been thoughtfully designed to offer glimpses of the beautiful gardens from every angle and also offers a set of bi-folding doors opening to the veranda and garden which really brings the outside in. There is plenty of space for a large dining table which is perfect for family gatherings. The kitchen overlooks the rest of the living space and is neatly divided by a practical island with inset sink and space for bar stool seating making this a sociable area. At the centre of the kitchen is the dual fuel Rangemaster stove with gas hob and electric oven with attractive tiled surrounds and is framed by bespoke units and shelving. The kitchen also features an integrated dishwasher and there is space for a fridge/freezer.

Stairs lead from the open plan living space to a good-sized landing which has plenty of space for a desk to be used as a study or simply a quiet spot to enjoy a book. There is access to eaves storage and a door leading to the rear of the property providing a useful additional entrance. From here the luxurious main bedroom can be accessed which has a delightful vaulted ceiling with two large Velux windows. The bedroom is served by a beautiful ensuite bathroom with WC, wash hand basin, herringbone flooring and wood panelling to the walls. There is also an additional room which can be utilised as a dressing room or as the fifth bedroom/nursery.

At the other end of the property and accessed from the entrance hall is an additional reception room which is cosy and full of character. The room features exposed beams to the ceiling, a flagstone floor and fireplace with wood burning stove giving this side of the property a traditional cottage feel which perfectly compliments the contemporary living space at the other end of the property. A wonderful, curved staircase rises to the second bedroom which is of generous size with plenty of space for furniture to set against the exposed stone walling. The bedroom is served by another luxurious ensuite bathroom with a freestanding claw and ball bath, WC, wash hand basin, wooden panelling to the walls and exposed wooden flooring. This part of the property could be sub divided from the rest of the accommodation to provide an annexe for multi-generational living or income potential being self-contained and having its own access.

Completing the accommodation and accessed from the entrance hall on the ground floor are two further bedrooms that will both accommodate at least a double bed. There is also a stunning, guest bathroom with walk in shower, WC and wash hand basin with traditional vanity unit. A door opens from here to the utility room which has space and plumbing for washing and drying machines as well as housing the oil-fired boiler and hot water cylinder.

OUTSIDE

Large timber gates open to a gravelled driveway which provides ample parking for several vehicles. The driveway leads to a veranda over the front door providing a welcoming entrance to the property but also plenty of storage for logs to fuel the two wood burning stoves inside. The plot extends to approx. 0.5 acres and the garden is mostly laid to lawn. The outside space is incredibly private as it is bordered by mature shrubs and trees providing a wealth of colour and privacy. At the bottom of the garden is a stream which is also the boundary of the property and provides a soothing backing track to the garden. Leading from any of three doors from the open plan living space is a sizeable veranda and decked terrace which provides a sheltered spot to admire the garden throughout the seasons. Below is a paved terrace which is best positioned to enjoy the afternoon sunshine and a perfect spot for alfresco dining. To the rear of the property is a detached outbuilding with two large doors opening to a space currently utilised as a home gym but equally a fantastic workshop or simply a double garage with power and light. An external set of stairs leads to a room above which is a perfect spot for those working from home.

TENURE

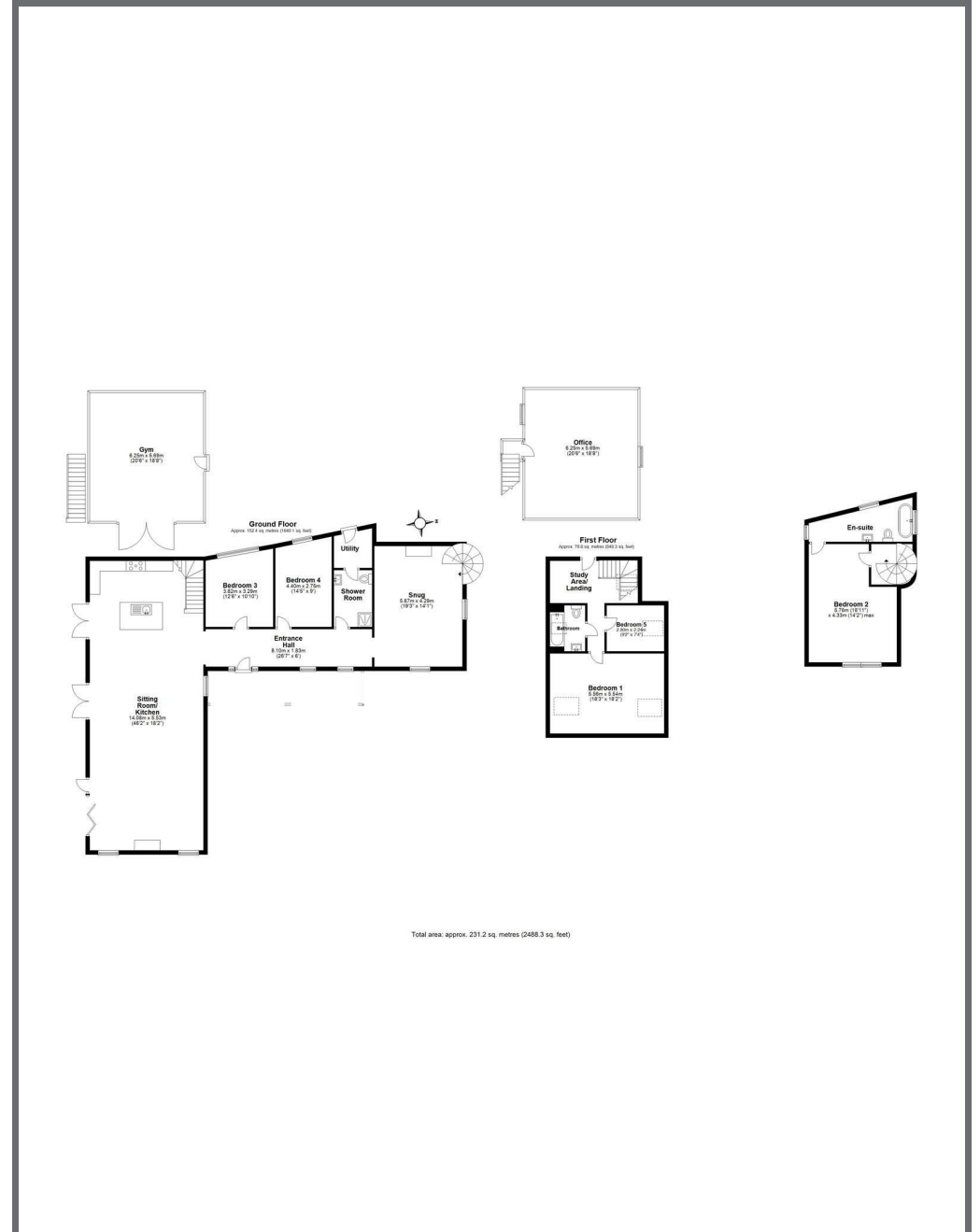
Freehold.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Standard broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



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