



Fairholme,



# Fairholme,

Bay View Estate, Stoke Fleming, TQ6 0QX

Dartmouth 3 miles Kingsbridge 12 miles Totnes 13 miles

A spacious and versatile detached, family home enjoying sea views with large garden and annexe.

- Spacious Family Home
- Beautiful Mature Gardens
- Versatile Accommodation
- Off-Road Parking for Several Vehicles
- Freehold
- 2 Bedroom Annexe
- Wonderful Sea Views
- Formally Run as a Successful B&B
- Highly Sought-After Village
- EPC D / Council Tax D

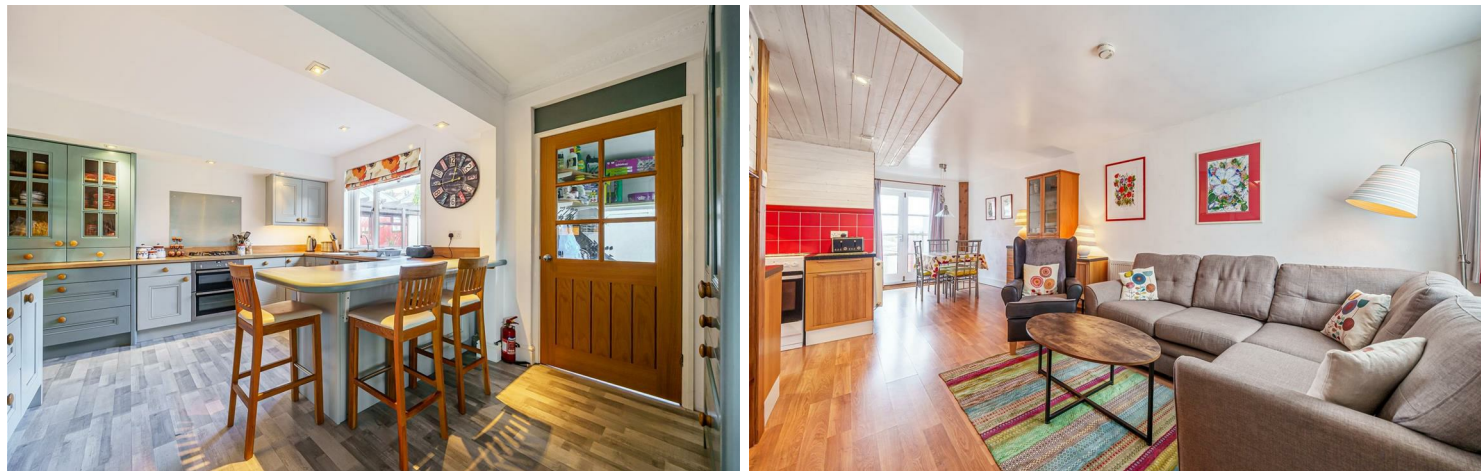
Guide Price £795,000

## SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store with Post Office, church, village hall, playing field with sports facilities, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon express way is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## DESCRIPTION

Situated on the quiet and private Bay View Estate, Fairholme is a sizeable, detached family home offering over 4200 sq. ft. of versatile accommodation. The property has previously been utilised as a successful B&B with additional two bedroom self contained annexe creating a variety of potential uses. The property would suit those looking to continue an established bed & breakfast business or simply let the annexe for holiday or residential use. Equally the property would suit those looking for multi-generational living as the annexe is self contained and has its own access and outside space.



## ACCOMMODATION

The front door opens to a tiled entrance porch which in turn leads to the spacious and welcoming entrance hallway. Leading from the hallway is the bright and airy conservatory with glass roof and patio doors opening to a paved terrace. An inner hallway leads to a tiled cloakroom with WC and wash hand basin and a useful office space with built in storage providing space for shoes and coats. Oak flooring flows through to the sizeable sitting room which has triple aspect windows and door opening to a decked terrace and the garden beyond. For the cooler months, a stone fireplace with wood burning stove provides a warming focal point and transforms the room to a cosy space. Next to the sitting room is the kitchen which features a range of floor and wall mounted units and a breakfast bar. The kitchen features an integrated electric oven, gas hob and space for a dishwasher and American style fridge/freezer. Leading from the kitchen is the beautiful dining room which has full glazing to two sides creating a feeling of sitting amongst the garden. A separate door gives access to the same decked terrace as from the sitting room.

Accessed from the entrance hall on the ground floor are three ensuite, double bedrooms that have previously been used for B&B purposes but could also be used as an additional office or hobbies room. Next to these rooms is a large and most practical utility room offering plenty of storage, an additional sink and space and plumbing for washing and drying machines. The room also houses the oil fired boiler and an interconnecting, lockable door to the annexe.

Stairs rise from the office to the first floor landing and three further double bedrooms. The main bedroom is nestled in the eaves of the roof and features a range of built in storage as well as two large Velux windows offering glimpses of the sea. The bedrooms are served by a family bathroom with corner bath with shower over, WC and wash hand basin.

## ANNEXE

Accessed via its own entrance from the driveway or a lockable interconnecting door from the utility of the main accommodation is a comfortable two bedroom, self contained annexe. The annexe provides a variety of potential uses including multi generation living or income potential as it has been used as holiday accommodation. Equally, the space can be incorporated into the main house. On the ground floor is the open plan living space with sitting and dining areas as well as a well-equipped kitchen. The kitchen has a range of floor and wall mounted units above and below tiled surrounds and has space for an electric oven and fridge. As well as having its own entrance, the annexe also has access to its own private and enclosed patio. On the first floor are two bedrooms with bedroom one enjoying wonderful sea views and a bathroom with shower over, WC and sink.

## OUTSIDE

The property occupies a good sized corner plot with ample off road parking for five vehicles to the front and a large garden, mostly laid to lawn to the rear. The garden is bordered by a variety of mature trees and shrubs providing a wealth of colour and privacy. There are various seating areas to enjoy the sun throughout the day including a large paved terrace with pergola accessed from the conservatory which is perfect for alfresco dining. Beneath the property is a sizeable undercroft area providing useful storage for garden tools and equipment.

## TENURE

Freehold.

## SERVICES

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

## LOCAL AUTHORITY

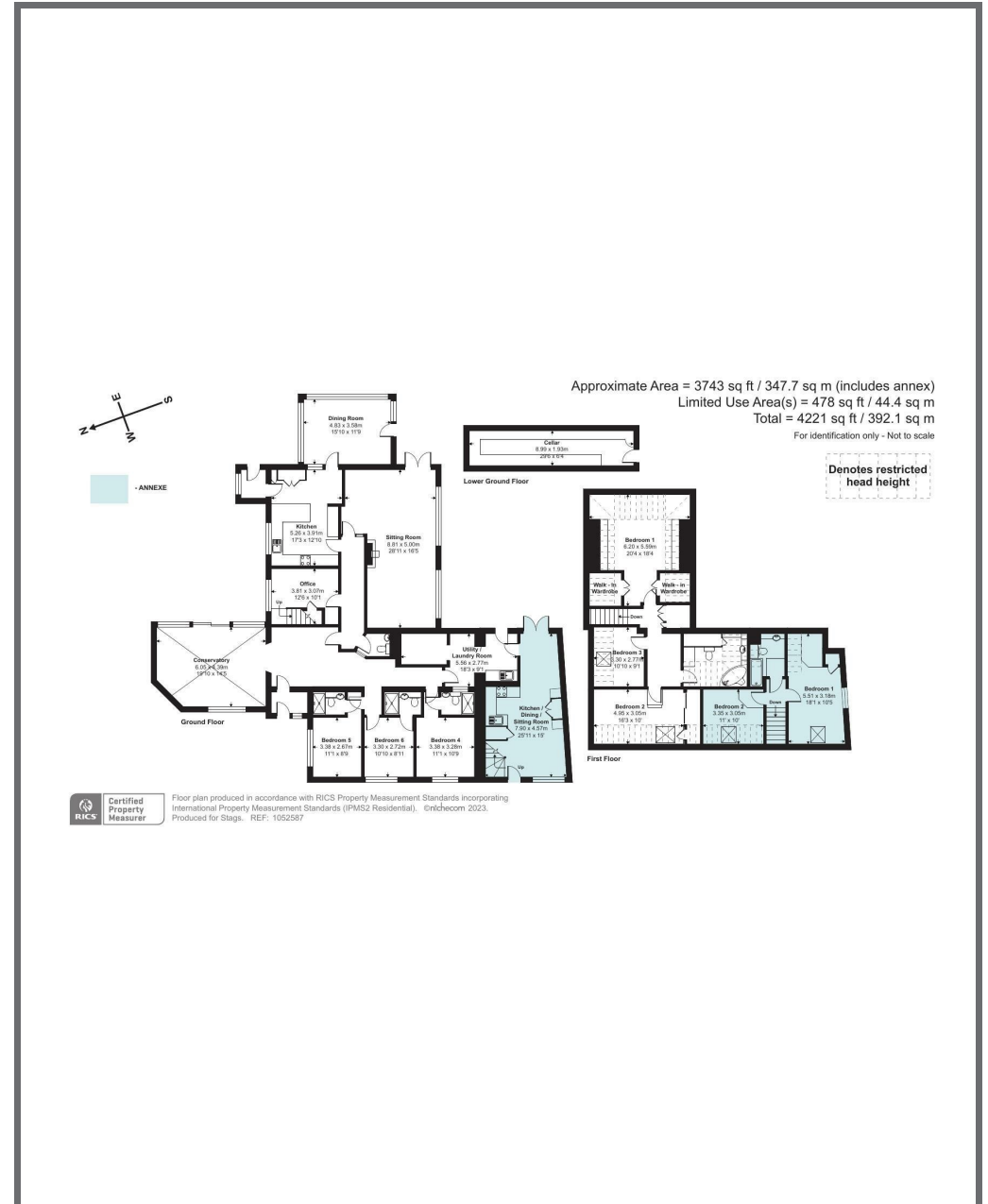
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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