



Foxbrook Cottage



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New Road, Stoke Fleming, Devon, TQ6 0PH

Totnes 13 miles Plymouth 32 miles Exeter 42 miles

A detached, coastal residence enjoying stunning sea views and only moments from the beach.

- Highly Sought-After Location
- Stunning Sea Views
- Mature Garden
- 2 Bedrooms
- Parking
- Close to The Beach
- Freehold
- EPC F / Council Tax E

Guide Price £700,000

SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, 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 your 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 expressway is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

Foxbrook Cottage is a delightful coastal residence situated on the edge of the popular village of Stoke Fleming and the highly sought-after Overseas Estate. The property enjoys stunning and dramatic coastal views from the Daymark in Kingswear and across Start Bay. Less than 0.5 miles away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The property offers bright and airy accommodation throughout including a spacious sitting/dining room with patio door opening to the garden, well equipped kitchen and two, double bedrooms. Outside, there is off-road parking for two vehicles and an enclosed garden with two, paved terraces.



ACCOMMODATION

The front door opens to the entrance hall and an immediate indication of the stunning views available from the property from a window overlooking the garden and sea beyond. The entrance hall leads to the bright and airy sitting/dining room which has a patio door opening to a paved terrace and a large picture window which provides the perfect vantage point to admire the spectacular views. The sitting/dining room is of a good size and also features an inset, electric fire. Next to the sitting/dining room is the well equipped kitchen with a range of floor and wall mounted units and a breakfast bar. The kitchen features an integrated electric oven and hob and there is space for a fridge, freezer and washing machine. A door leads from the kitchen to the front of the property and driveway making this a practical entrance when returning from a coastal walk. Next to the kitchen is a smartly tiled shower room with WC, wash hand basin and heated towel rail. Completing the accommodation on the ground floor is a study area and a bedroom with bay window enjoying the same wonderful views as the sitting/dining room.

Stairs rise to the first floor and principal bedroom which is nestled in the eaves of the property. From here the best of the views can be admired ranging from the Daymark in Kingswear and across Start Bay. The bedroom will easily accommodate at least a double bed and benefits from built in wardrobes. Conveniently located next to the bedroom is a tiled bathroom with separate shower, WC, wash hand basin and heated towel rail.

OUTSIDE

To the front of the property is space to park two vehicles. The garden can be accessed via either side of the property and is mostly laid to the lawn with mature shrub borders providing a wealth of colour. There are two paved terraces which are perfect for alfresco dining and enjoying. Beneath the property is useful undercroft space providing space for storage garden furniture and tools.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Superfast 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.

VIEWINGS

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office take the coastal road towards Stoke Fleming passing through the village. Once you see the Village Shop follow the road to the left passing Kendricks and then Leonards Cove Holiday Village on your left. As the road starts to bend to the right you will find the property on the left hand side.



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 | | |
| (39-54) | E | | |
| (21-38) | F | 21 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 1266 sq ft / 117.6 sq m
For identification only - Not to scale

Ground Floor

- Sitting / Dining Room: 6.05 x 5.41m (19'10" x 17'9")
- Kitchen: 4.80 x 3.61m (15'1" x 11'10")
- Study: 3.23 x 2.97m (10'7" x 9'9")
- Bedroom 2: 5.46 x 3.33m (17'11" x 10'11")

First Floor

- Bedroom 1: 4.70 x 3.35m (15'5" x 11')

Other features: Access To Eaves, Down, Up.

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1076569