



Briar Cottage







# Briar Cottage

Overseas Estate, Stoke Fleming, Devon, TQ6 0PJ

Kingsbridge 12 miles Totnes 13 miles Plymouth 32 miles Exeter 42 miles

A rare opportunity to purchase a coastal home with stunning, unobstructed sea views in a highly desirable location.

- Stunning Sea Views Over Start Bay
- Heated Swimming Pool
- Highly Desirable Location
- Close to The Beach
- Freehold
- 5 Bedrooms
- Pretty, Coastal Garden
- A Rare Opportunity
- No Onward Chain
- EPC E / Council Tax G

Offers In Excess Of £1,200,000

## Stags Dartmouth

9 Duke Street, Dartmouth, Devon, TQ6 9PY

01803 835336 | [dartmouth@stags.co.uk](mailto:dartmouth@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## 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

After passing through the popular village of Stoke Fleming towards the beautiful Blackpool Sands, a discreet and understated private road leads down to the coastline. As you approach the property the breath-taking view of the sea and the arc of golden beaches become visible giving an indication of what is to come. Located towards the end of the highly desirable Overseas Estate is this fabulous, detached property enjoying stunning, unobstructed sea views. Having been in the current ownership for over 20 years, opportunity to purchase in this exclusive estate is few and far between. The property offers over 2000 sq.ft of coastal accommodation occupying a plot measuring approx. 0.25 acres with the principal rooms all enjoying the spectacular views, including five bedrooms arranged over two floors. Outside, there is a good-sized coastal garden, heated swimming pool and various seating areas overlooking the stunning coastline.

## ACCOMMODATION

A short set of steps lead from the road to the front door which in turn opens to an entrance lobby. This space has plenty of room for coats and boots which together with a quarry tiled floor makes this a practical entrance to the property when returning from a trip to the beach or a coastal walk. A solid timber door leads to the dining hallway which is of generous size and offers plenty of space for a large dining table for family gatherings or an additional reception room if required. Double doors open to the sitting room which is situated to the rear of the property making the most of the truly spectacular views on offer. A feature gas fireplace provides a warming focal point for the cooler months whilst large sliding windows open the room to the fresh coastal air transforming the space and bringing the outside in to the property. Next to the sitting room is the kitchen/breakfast room which features the same views as the sitting room as well as a door leading down to the garden and swimming pool. The kitchen has plenty of space for a breakfast table and floor and wall mounted units as well as an integrated electric oven and hob. Behind the kitchen is a useful utility area with space for a fridge/freezer and washing and drying machines. There is also an internal door to the store area which was formerly a garage.

On the ground floor are three bedrooms that will all accommodate at least a double bed. Bedrooms three and four enjoy the same magnificent view as the sitting room with bedroom three benefitting from a delightful dual aspect and built in wardrobes. Bedroom five is situated to the rear of the property and would equally make a fantastic study. The ground floor accommodation is served by a partially tiled bathroom with shower over, WC and wash hand basin.

A turned staircase rises to the first-floor landing and a strategically located window that floods the space with natural light. A small nook next to the window provides a wonderful spot to relax with a book or admire the far-reaching views out to sea and along the coast to Start Point. From the landing the two further bedrooms can be accessed along with a separate WC with wash hand basin. Bedroom one has a charming, decorative fireplace, built in wardrobes as well as access to eaves storage and an ensuite bathroom featuring a bath positioned to take in the view and unwind. Bedroom two also has access to eaves storage and conveniently tucked in the corner of the room is a shower cubicle.





#### OUTSIDE

To the front of the property is space to park two vehicles. The garden can be accessed either side of the property as well as from the kitchen where a short set of steps lead down to a paved terrace which is perfect for alfresco dining and admiring the garden and swimming pool below. From the terrace a large storage area can be accessed providing plenty of space for equipment for the garden and swimming pool. An additional set of steps or a gentle lawn slope leads down to the wonderful, heated swimming pool which has a paved terrace surrounding and area of level lawn. The rest of the garden is laid to lawn interspersed with a variety of trees and shrubs providing plenty of space for keen gardeners.

#### 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](mailto:customer.services@southhams.gov.uk).

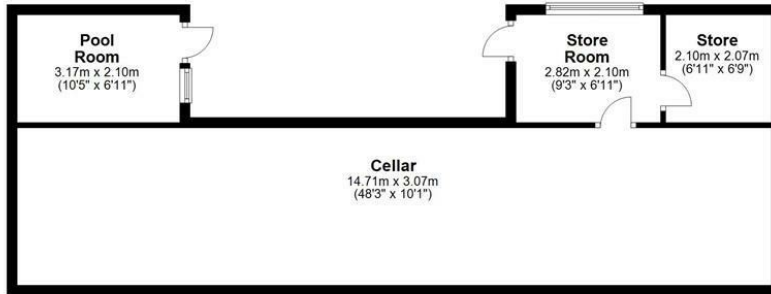
#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

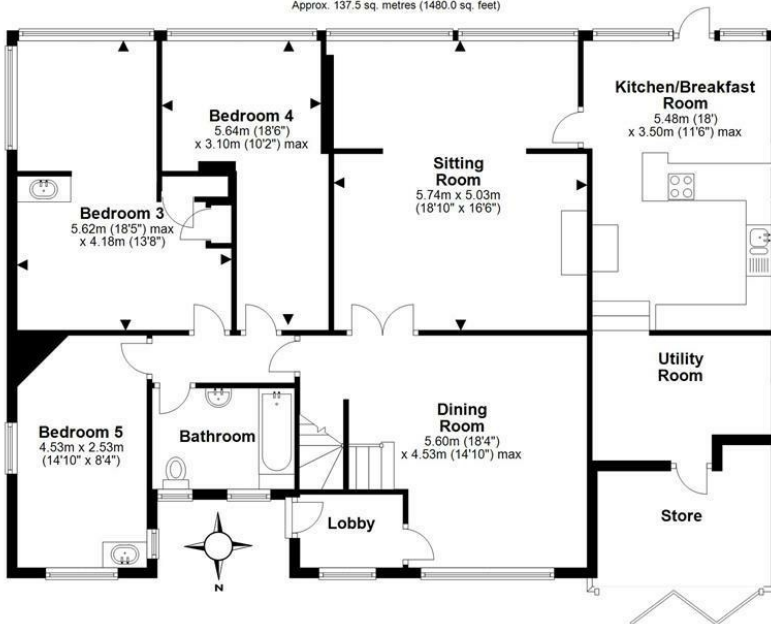
From Stags Dartmouth office take the coastal road towards Stoke Fleming passing through the village. Once you see the Village Shop follow the road to the left passing Kendricks and then Leonards Cove Holiday Village on your left. As the road starts to bend to the right the entrance to Overseas Estate will be found on the left. Follow the private road to the end where you will find Briar Cottage on the left-hand side.

**Outbuildings**  
Approx. 63.1 sq. metres (679.3 sq. feet)



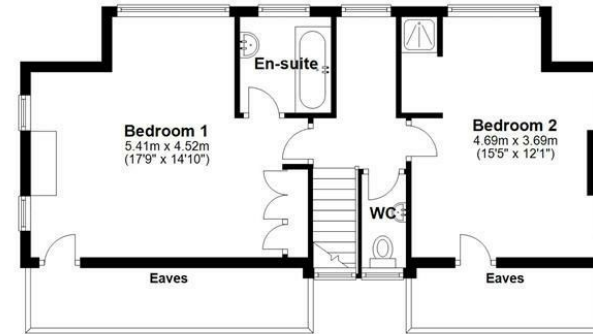
**Ground Floor**

Approx. 137.5 sq. metres (1480.0 sq. feet)



**First Floor**

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 250.4 sq. metres (2694.9 sq. feet)



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





**STAGS**