



The Retreat



The Retreat

Church Road, Stoke Fleming, Devon, TQ6 0PX

Dartmouth 3 miles Kingsbridge 12 miles Totnes 13 miles

A charming and spacious family home situated in the heart of the highly sought-after village of Stoke Fleming.

- Spacious family home
- Highly sought-after village
- Character features
- Freehold
- South facing garden
- Short walk to the beach
- 4 bedrooms (1 ensuite)
- EPC F / Council Tax E

Guide Price £615,000

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

The Retreat is a delightful family home situated in the heart of the highly sought after village of Stoke Fleming. The property is situated within walking distance of the primary school, post office, village pub and the stunning Blackpool Sands beach. This wonderful home offers a superb blend of character features and modern convenience whilst also offering space for all of the family to come together. The ground floor accommodation includes a most useful entrance hall, dining room, cosy sitting room, well equipped kitchen and a versatile study. On the first floor there are four good sized bedrooms one with luxurious ensuite facilities and a separate family bathroom. Outside there is a beautiful, south facing garden with a paved terrace, separate utility/store room and a summerhouse in addition to areas of lawn bordered by mature shrubs.



ACCOMMODATION

The front door leads to a spacious entrance hallway with wood burning stove and stone hearth adding to the welcoming feeling when entering the property. This most practical room has plenty of space and storage for shoes and coats as well as a ceramic tiled floor make this an easy entrance to the property when returning from a muddy coastal walk or a trip to the beach. A short set of stairs rise to the dining room which has exposed beams and oak flooring leading through to the wonderful sitting room making this a sociable space and perfect for entertaining. The sitting room boasts a stunning feature fireplace with sizeable multi fuel stove as well as a door leading to the garden. The kitchen/breakfast room offers a range of floor mounted units set below wooden and black marble worktops whilst a central island offers additional storage and a breakfast bar. There is space for a range cooker, fridge/freezer, dishwasher and washing machine. In addition to the best of modern convenience the kitchen has plenty of character features such as tiled flooring, exposed stone walling, a Belfast sink and a stable door leading to the garden. Stairs lead from the dining room to the study which is a versatile space with its own wood burning stove.

On the first floor there are four spacious bedrooms including a beautiful principal bedroom with luxurious ensuite facilities to include; large walk in shower with rainfall shower head and four spa jets, his and hers sinks, WC, heated towel rail, stylish brass fittings and underfloor heating. The remaining bedrooms are served by a family bathroom which offers a bath with shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

Leading from either the sitting room or the kitchen is the enclosed, south facing garden. There is a paved terrace with creeper clad pergola which leads from the sitting room providing an ideal space for alfresco dining. Outside the kitchen is a useful utility room/store which has power and space for additional appliances. The garden is mostly laid to lawn and is bordered by mature shrubs. This wonderful garden is situated in the heart of the village and offers views of the nearby church. There are various areas to sit and enjoy the sunshine throughout the day as well as a summerhouse, greenhouse, log store and useful pedestrian gate providing additional access to the garden from New Road. Current owners rent 2 stables along with a sizable paddock, which are hard to come by in the area.

SERVICES

Mains electricity, water and drainage. LPG to hob in the kitchen. Electric heating throughout controlled in zones by individual thermostats. Underfloor heating to ensuite in Bedroom 1.

TENURE

Freehold.

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.

DIRECTIONS

On leaving Dartmouth proceed up College Way past the Naval Collage, turn left at the roundabout signposted Stoke Fleming (A379). Continue through to the village, once you see the Village Shop turn right on to Church Road where you find the property a short distance 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	32
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1165962)



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