



The Round House







The Round House, Stoke Gabriel

Totnes, Devon, TQ9 6RJ

Totnes 5 miles | Brixham 5.5 miles | Dartmouth 7.5 miles

An exceptional converted stone barn occupying a wonderfully private setting of approximately 24 acres, with woodland, water meadows and private access to the River Dart with a mooring

- Approx. 24 acres of private grounds
- Private River Dart access and mooring
- Characterful converted attached stone barn
- Green Oak barn and useful storage
- Freehold
- Elevated setting above the Mill Pool
- Woodland, water meadows and stream
- Impressive vaulted living spaces
- Close to Stoke Gabriel, Totnes and Dartmouth
- Council tax band G

Guide Price £1,500,000

Stags Totnes

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SITUATION

The Round House occupies an exceptional position above the Mill Pool at Stoke Gabriel, surrounded by its own woodland and grounds yet within easy reach of this highly regarded South Devon village.

Stoke Gabriel is an attractive waterside village on a creek of the River Dart within the South Devon National Landscape. At its heart is the picturesque Mill Pool, together with a quay and landing stage giving access to the river. The village has a strong community and provides a primary school and pre-school, church, post office and general stores, two public houses, a waterside café and an active boating association.

Totnes, approximately four miles away, is renowned for its independent shops, cafés, restaurants and galleries, together with a mainline railway station offering direct services to London Paddington, Exeter and Plymouth. Dartmouth lies approximately eight miles to the south, while Sandridge Barton vineyard and restaurant is around one mile from the village. Scenic riverside walks and the beautiful South Hams countryside are also close at hand.

DESCRIPTION

The Round House offers a rare combination of complete privacy, extensive grounds and direct access to the River Dart, creating an exceptional lifestyle setting in one of South Devon's most desirable waterside areas.

Converted from a substantial stone-built threshing barn, the property has been sympathetically refurbished since 2020 to create a distinctive and highly individual home. Original stone walls, exposed timbers and vaulted ceilings retain the character of the building, while extensive glazing brings in natural light and connects the house beautifully with its woodland surroundings.

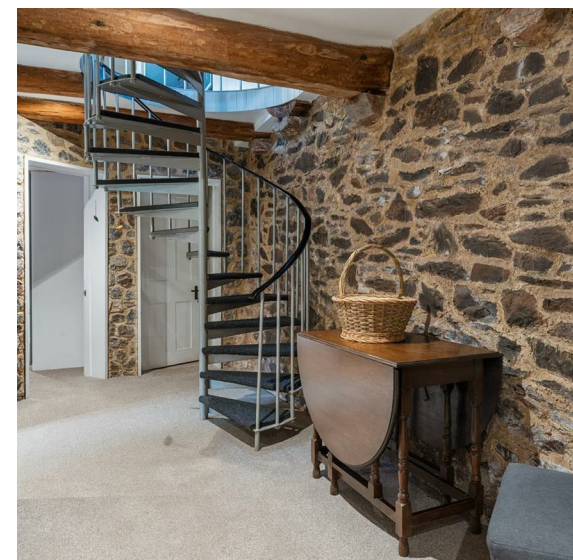
Set within approximately 24 acres, the property feels wonderfully secluded, with landscaped gardens giving way to mature woodland, water meadows and a meandering stream. Woodland walks lead through the grounds to the foreshore, where private access to the River Dart and a private mooring provide a particularly rare opportunity to enjoy boating and life on the water directly from home.

A substantial Green Oak barn and further storage complement the main house, adding practical flexibility to what is an outstanding country and riverside retreat close to Stoke Gabriel, Totnes and Dartmouth.

ACCOMMODATION

The front door opens into an entrance hall with a cloakroom adjoining. From here, stairs descend to the principal living level, where the accommodation opens into an impressive open-plan kitchen, dining and sitting room, with a separate sitting room adjoining within the former threshing barn. Exposed stone walls, substantial timbers and a vaulted ceiling create a wonderful sense of scale and character.

The kitchen is fitted with a range of cabinetry, quartz work surfaces and integrated appliances, with ample space for a large dining table. The adjoining sitting area creates a relaxed and sociable living space, while French doors open onto a private terrace and provide an attractive connection with the gardens and views towards the Mill Pool. A separate utility room provides useful additional storage and appliance space.





From the main living area, a charming spiral staircase rises to the mezzanine level, which overlooks the accommodation below and further emphasises the volume of the original barn. The principal bedroom suite occupies this upper level and is a particularly impressive room, with exposed roof timbers, a freestanding bath and an en suite shower room.

Returning to the spiral staircase and continuing down two levels to the ground floor, there are two further double bedrooms, both well placed for the adjoining bathroom facilities. This level also includes useful storage and a separate study or morning room, which enjoys a light-filled glazed outlook over the surrounding woodland and provides a peaceful space for working or relaxing.

OUTSIDE

The Round House is approached over a long private driveway winding through the grounds to a generous parking and turning area beside the house. Around the house, the landscaped gardens combine formal planting, lawns and a sun terrace, creating attractive places to sit, dine and entertain, all enclosed by mature woodland and with views towards the Mill Pool.

A substantial Green Oak barn provides useful machinery, equipment and log storage, with further ancillary storage nearby.

Beyond the gardens, the grounds become increasingly natural and secluded, with woodland paths weaving through a landscape that changes beautifully with the seasons. Spring is a particular highlight, when carpets of bluebells and wild garlic bring colour and scent beneath the trees. The walks open onto a peaceful seating area with views towards the River Dart, while a woodland track continues down to the foreshore, providing private river access and the property's own mooring.

In all, the property extends to approximately 24 acres, including woodland, water meadows and a meandering stream. The combination of woodland, meadow and water creates a wonderfully private and varied setting, with the river forming an integral part of life at The Round House.

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating. Two 12 kW wood-burning stoves. Solar panels are installed on the barn roof with 10 kW battery storage.

According to Ofcom, fixed-line broadband includes basic ADSL of up to approximately 16 Mbps and superfast FTTC of up to approximately 32 Mbps. Starlink satellite broadband is also available at the property.

According to Ofcom, predicted mobile coverage varies by network, with O2 and Vodafone shown as okay, EE as bad and Three as poor.

DIRECTIONS

From Stags Totnes office, proceed along Coronation Road and at the roundabout take the first exit onto Bridgetown. Turn right onto Bridgetown Hill/A385 and continue for approximately 4 miles before turning right onto Stoke Road. Continue onto Paignton Road, then turn left onto Waddeton Road. Turn right onto Byter Mill Lane and continue along the lane, bearing slightly left towards the end. The entrance to The Round House will be found on the right.

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Denotes restricted
head height

Approximate Area = 2729 sq ft / 253.5 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Total = 2792 sq ft / 259.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



