



SOUTHBANK

Stoke Gabriel, Totnes, Devon



A BEAUTIFULLY APPOINTED GRADE II LISTED GEORGIAN HOME WITH FAR REACHING VIEWS OVER STOKE GABRIEL AND THE RIVER DART

South-facing Georgian home.

Summary of accommodation

Bright and spacious accommodation

Generous gardens and grounds extending to just under half an acre | Ample parking

No onward chain

Distances: Totnes 4.2 miles, Dartmouth 8 miles, A380 8 miles

(All distances and times are approximate)

Guide price £1,350,000



SITUATION

The picturesque village of Stoke Gabriel lies within the South Devon Area of Outstanding Natural Beauty at the head of a creek on the east bank of the River Dart between the popular towns of Totnes (4 miles) and Dartmouth (8 miles). The village makes the most of its waterside location on the Mill Pool and offers a pontoon, a quay and a landing stage from which to enjoy the river. Its beauty and position make it a highly sought-after village along with its thriving community.

As well as all that it offers on the water, the village benefits from a primary and pre-school, a church, village hall, a post office and general stores as well as two pubs and a waterside café. There are a wide range of clubs, societies and associations including an art society, cricket club and the village boating association which provides RYA sailing training for children and a busy calendar of boating events. Located about a mile from the village is Sandridge Barton, a stunning Dart Valley vineyard and restaurant which is home to award winning Sharpham wine.



The nearby vibrant town of Totnes offers a wide range of amenities and schooling and is well known for its eclectic mix of independent shops, boutiques, cafes and restaurants. Totnes also offers a mainline rail link to London in under 3 hours. The popular estuary town of Dartmouth is about 8 miles and is home to Britannia Royal Naval College and all the amenities you would expect from a thriving and bustling town. The A380 with links to Exeter and the M5 is about 8 miles.

THE PROPERTY

Southbank is a beautiful Grade II listed Georgian home with generous proportions and full of elegance and charm. Occupying an elevated position in the heart of the sought-after village of Stoke Gabriel, South Bank benefits from exquisite views over the rooftops of the village to the Mill Pond, the River Dart and the rolling South Hams' countryside beyond.

Lovingly restored by the current owners, much care has been taken to retain the beautiful period features you would expect in a house of this era. The south facing ground floor principal rooms enjoy full length sash windows which flood the rooms with natural light and beautiful cornicing draws the eyes to the high ceilings. The theme continues throughout with quarry stone tiles and a sweeping central staircase.

Stepping through the front door into the spacious and welcoming entrance hall really sets the tone for what is to come. Quarry flagstones lead through to the bespoke kitchen which is integrated with a number of appliances including two NEFF ovens, a microwave, warming drawer and induction hob. There is also an integrated dishwasher and in the adjoining utility room, space for a fridge, freezer and laundry equipment. The utility also offers a walk-in pantry and access to the outside courtyard and the driveway.

Beyond the kitchen are two stunning reception rooms to enjoy. The dining room with wooden floors and open fire is the perfect place for entertaining while across the hall is the beautiful drawing room. A spacious yet cosy space to relax with arched alcoves and feature wood burning stove.





Both rooms have wonderful views over the village to the Mill Pond and river Dart beyond and between them, the central hallway offers access to the front garden through a glazed French door. Beyond the main living accommodation there is also a study and a cloakroom / shower room on the ground floor.

From the inner hallway, stairs rise to the first floor landing which in turn leads to a fabulous principal bedroom suite. Again, large sash windows provide an abundance of natural light and wonderful, south facing views to the river. Adjoining this is an en suite shower room and a dressing room which can also be accessed from the landing. There are a further two generous double bedrooms on this floor, as well as a family bathroom with roll top bath. A fourth bedroom is currently used as an additional study.





South Bank sits in the middle of a generous plot which extends to just under half an acre. To the front, the sweeping driveway provides ample parking and gives access to both the front and rear gardens. Stretching along the front of the house and facing south, there is a lovely, level lawn area with a stone walled terrace to the west which is the perfect spot for al fresco dining with views over the village. A pretty, stone archway leads to a courtyard giving access to a workshop/ store and covered access to the utility / laundry room. Bordered with mature shrubs, the steps lead down from the lawn to a wild flower area with a number of fruit trees.

The rear walled garden is also a delight and again benefits from mature trees, fruit trees, shrubs and a wild flower meadow area creating a wonderfully private space with a number of seating areas from which to take in the views to the Mill Pond and river Dart. In addition, there are two sheds, a greenhouse and a number of kitchen garden raised beds.

PROPERTY INFORMATION

Services: Mains electricity, gas, water and drainage.

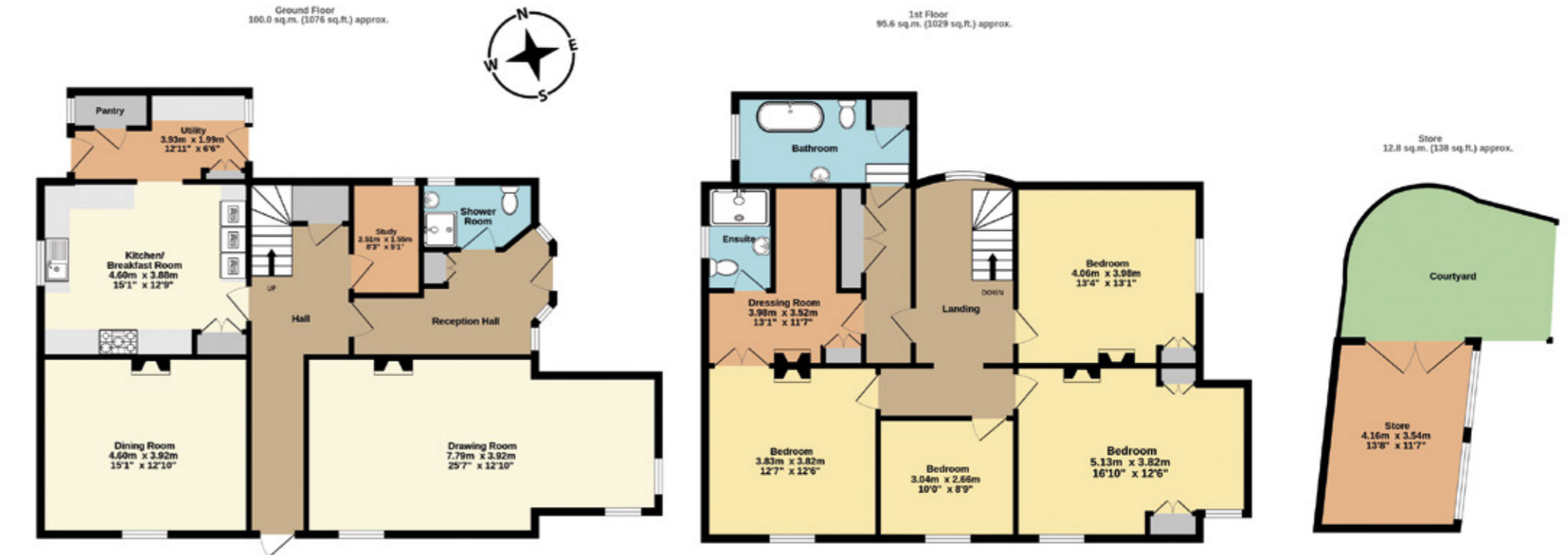
Directions: Proceed into the village of Stoke Gabriel, passing Maddicks Orchard on the right. Take the left fork (a continuation of Paignton Road) and the drive to Southbank will be found on the left.

EPC Rating: D

Tenure: Freehold

Council Tax Band: G

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
208.4 sq.m. (2243 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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