



Orchardmead Stockton Hill, Dawlish

Guide Price £750,000





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Dawlish

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A WONDERFUL DETACHED PROPERTY OFFERING FLEXIBLE ACCOMMODATION
- RECEPTION HALL, GAMES ROOM
- INDOOR SWIMMING POOL, CHANGING ROOMS, SUNROOM
- LIVING ROOM, DINING ROOM
- KITCHEN BREAKFAST ROOM, UTILITY ROOM
- THREE BEDROOMS & OFFICE (POTENTIAL FOURTH BEDROOM), ENSUITE SHOWER ROOM, FAMILY BATHROOM
- GARDEN AND LARGE VERANDA
- STUNNING PANORAMIC SEA AND COUNTRYSIDE VIEWS
- DOUBLE GARAGE, WORKSHOP, LARGE DRIVEWAY OFFERING PLENTY OF PARKING
- VIEWING IS A MUST TO APPRECIATE THE ACCOMMODATION ON OFFER



Dart & Partners are delighted to bring to the market this wonderful detached property offering flexible accommodation briefly comprising; reception hall, games room, indoor swimming pool, changing rooms, sunroom, living room, dining room, kitchen breakfast room, utility room, three bedrooms, master with en-suite shower room, office (potential bedroom four), family bathroom, uPVC double glazing, gas central heating, large veranda, stunning panoramic sea and countryside views, double garage, workshop, large driveway offering plenty of parking, garden.

Viewing is a must to appreciate the accommodation on offer.

Obscure glazed uPVC front door in...

ENTRANCE PORCH

With multi-paned timber door opening into...

RECEPTION HALL

With uPVC double glazed window to front enjoying wonderful sea and countryside views. Radiator. Stairs giving access to the first floor and archway through to the...

INNER HALLWAY

With useful under stairs storage cupboard, radiator, obscure glazed uPVC door to...

CLOAKROOM

With coloured suite comprising low level WC, wall mounted wash hand basin, half tiled walls, vanity mirror.

Obscure glazed uPVC door through to...

LARGE RECEPTION / LEISURE ROOM

With uPVC double glazed window to front and uPVC double glazed sliding doors to the front. Two radiators, power points, two changing rooms with swinging saloon



doors and timber seating bench. This room is sometimes used for a sleeping area for guests, having adjacent shower/WC facilities. A door for the Leisure Room leads to Shower/Changing area (or Wet Room) leading through swinging saloon doors to the swimming pool area.

SAUNA

With glazed door.

Obscure uPVC double glazed door through to...

POOL ROOM

Heated swimming pool
With two high level uPVC double glazed windows to side, louvered doors to pump room and louvered saloon doors to shower and changing area with power point.

PLANT ROOM

Housing pool equipment.

FIRST FLOOR

uPVC double glazed window to front, radiator

SUN ROOM

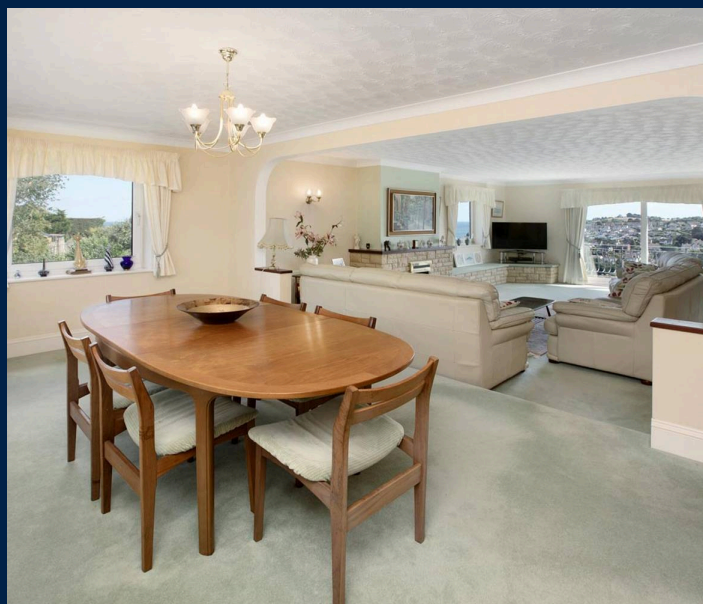
With uPVC double glazed windows and sliding doors to front, tiled flooring, power points, television aerial connection point, wonderful sea and countryside views.

WC

With obscure uPVC double glazed window to front, white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, vanity mirror, half tiled, chrome ladder heated towel rail.

SITTING ROOM

Dual aspect with uPVC double glazed window to side and uPVC double glazed sliding doors to front enjoying the spectacular sea and countryside views. Feature fireplace housing gas fire, raised TV stand, television aerial connection point, power points, two radiators.





SPACIOUS DINING ROOM

With uPVC double glazed window to side and rear. Space for a large dining table and chairs. Radiator, power points.

KITCHEN BREAKFAST ROOM

With uPVC double glazed window to rear. A comprehensive matching range of wall and base units with roll top work surface over, inset one and a half bolt stainless steel sink drainer, integrated electric oven and microwave, four ring electric hob with extract canopy above, integrated fridge and freezer, integrated dishwasher, radiator, tiled splashbacks, matching central island with space beneath for dining stools, power points.

Doorway through to...

SPACIOUS UTILITY ROOM

With uPVC double glazed window and matching door to the rear. Matching range of wall and base units with roll topwork surface over, inset circular sink, space and plumbing for washing machine, tiled splash backs, radiator.

Multi paned timber door through to...

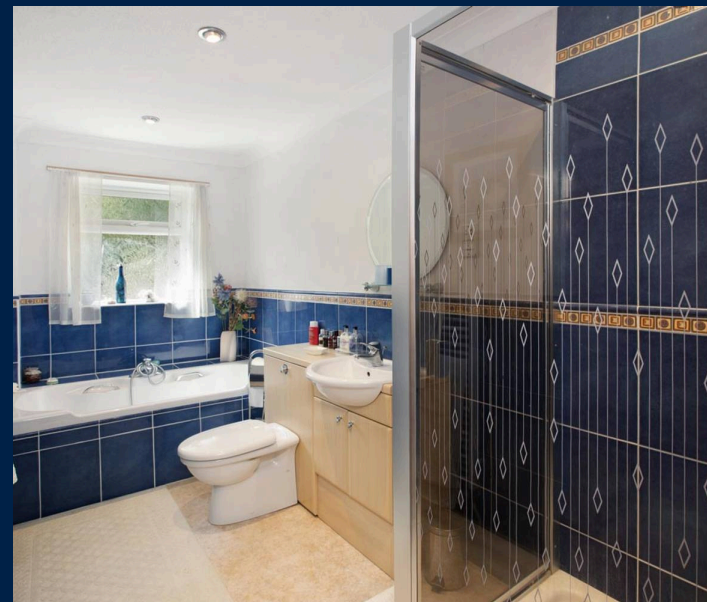
OFFICE (potential bedroom four)

With glazed window sharing borrowed light from the landing. Radiator, power points, telephone socket.

Timber door through to...

DRYING ROOM

With wall mounted gas boiler supplying domestic hot water and gas central heating, roll top work surface, high level consumer units. Timber door with automatic light to a generous airing cupboard with factory lagged hot water cylinder and slated timber shelving.





BEDROOM ONE

With uPVC double glazed window to front enjoying the wonderful sea and countryside views. A comprehensive range of matching built-in furniture including wardrobes, bedside tables and dressing table. Radiator, power points. Timber door through to...

GENEROUS EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to front white suite comprising low level WC, large inset wash hand basin set into vanity unit, large, glazed quadrant shower enclosure with mains fed shower, chrome ladder heated towel rail, vanity mirror and lights, radiator.

FAMILY BATHROOM

With obscure uPVC double glazed window to side, white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, panelled bath with shower attachment, glazed shower enclosure with mains fed shower, tiled splash backs and white enamel ladder towel rail, shaver socket.

BEDROOM TWO

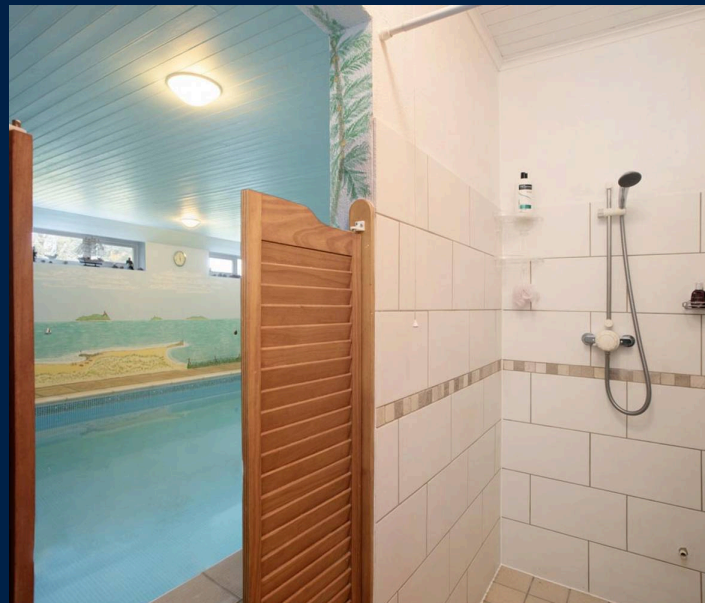
uPVC double glazed window to rear, built in wardrobes, inset wash hand basin, vanity light, mirror and shaver socket, radiator and power points.

BEDROOM THREE

With uPVC double glazed window to rear, built in wardrobes, inset wash hand, vanity light, mirror and shaver socket, radiator and power points.

From the landing is a loft access hatch.

From the central reception area, uPVC double glazed sliding doors open out onto the LARGE BALCONY that runs the full length of the property enjoying the wonderful views on offer and providing plenty of space for garden furniture.





OUTSIDE

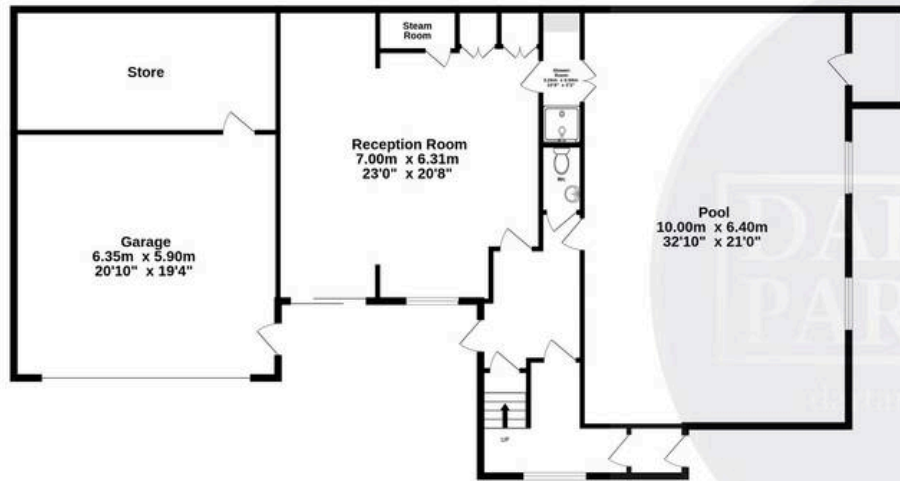
To the front is a large DRIVEWAY PROVIDING PARKING for numerous vehicles bordered by an array of mature plants and shrubs. An area laid to chippings provides a perfect space for storage of a boat or motorhome. Steps to the side of the property give access to the rear garden. Electrically operated roller door gives access to a LARGE DOUBLE GARAGE with cupboards with inset stainless steel sink drainer, water tap. Glazed timber door gives access to a LARGE WORKSHOP to the rear with a full length timber work bench and built in units, radiator, power and light.

To the rear the garden is predominantly laid to paving, bordered by some mature plants and shrubs. Outside water tap. Four steps give access to a raised paved patio area with built-in BBQ area. Plenty of space for dining table and chairs, perfect for alfresco dining.





Ground Floor
187.5 sq.m. (2019 sq.ft.) approx.



1st Floor
193.3 sq.m. (2081 sq.ft.) approx.



TOTAL FLOOR AREA : 380.8 sq.m. (4099 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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