

SWALLOWFIELD HOUSE STOKE FLEMING



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



SWALLOWFIELD HOUSE

A substantial coastal home in the heart of Stoke Fleming within a short pretty walk of the beautiful Blackpool Sands beach.

Swallowfield House is an impressive, highly versatile detached home. The property sits in gated level gardens that wrap around the house, in the centre of the pretty village of Stoke Fleming and offers almost 4,000 sq ft of beautifully arranged accommodation. Set over three floors and benefiting from zoned underfloor heating throughout, this lovely home combines generous proportions, modern comfort, and charming architectural features. Its flexible layout also provides the potential to create a self-contained annexe, ideal for multi-generational living, guests, or rental income potential (subject to any necessary consents).

The ground floor is very much the heart of the home. A welcoming entrance hall leads in to the wonderful family kitchen/breakfast room which is well equipped with a Rangemaster cooker and a central island that creates a natural focal point for family gatherings and entertaining. With vaulted ceilings, exposed beams, roof lights, and full-height glazing opening to the courtyard, this space is bathed in natural light and exudes a warm, welcoming atmosphere. Adjacent to the kitchen is a well-planned utility/laundry room along with a convenient cloakroom.

Also on the ground floor is the elegant main living room, centred around a feature fireplace with an inset wood burner—perfect for cosy evenings in. Dual sets of French doors open onto the surrounding terraces, allowing light to flood the room and creating a seamless connection with the outdoors. Beyond this lies a formal dining room and an inviting sun room, both of which enjoy lovely views over the gardens and provide the ideal setting for relaxed living or entertaining guests.

The lower ground floor offers ample additional living space, making the home especially adaptable. Here you will find a second sitting room, a substantial games room which would make an excellent cinema room, a dedicated study, and a double bedroom with dressing room, served by a modern family bathroom. French doors from both the bedroom and sitting room provide private external access.

On the first floor, the principal bedroom suite is a real feature of this home. Complete with a dressing room and en suite shower room, it offers a peaceful retreat with elevated views. A further en suite bedroom, two additional double bedrooms, and a well-appointed family bathroom complete this level, offering ample space for family and guests.

Outside, Swallowfield House is approached via electric gates leading to a good sized driveway, providing additional driveway parking and access to the double garage with electric roller door. To the right of the driveway gates is additional parking for a car, boat or camper van, and there is a separate entrance via circular steps to the lower ground floor.

The secluded garden is a particular feature of this lovely home, mainly level, with a large paved dining terrace, and laid to lawn and bordered with mature shrubs and planting offering a good degree of privacy, creating a peaceful haven for birds and wildlife. From the garden, stunning views stretch across the village rooftops to the sea, offering a perfect backdrop for outdoor entertaining or quiet relaxation.

Swallowfield House represents a rare opportunity to acquire a substantial, coastal home in an exceptional village setting—combining space, versatility, privacy, and proximity to the stunning South Hams coastline.

The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.





KEY FEATURES

- Substantial Detached House
- Lovely Quiet Position
- Just Off The Village Centre With Shops, Pub & A Bus Route Within A Short Walk
- Walking Distance Of Blackpool Sands Beach
- 5 Bedrooms 2 En Suites
- Versatile Accommodation With Annex Potential
- Mature Secluded Garden
- Double Garage & Gated Driveway Parking
- Additional Parking Suitable For A Boat/Camper Van
- Underfloor Oil Fired Heating Throughout
- Pretty Views With Sea Glimpses





PROPERTY DETAILS

Property Address

Swallowfield House, School Road, Stoke Fleming, Devon, TQ6 0PR

Mileages

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate.

Services

Mains electricity, water and drainage. Oil fired underfloor heating

EPC Rating

Current: 64, Potential: 67

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the centre of Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. At the mini roundabout turn left onto the A379 signposted Stoke Fleming. On entering the village turn right up Church Road by the Post Office/Stores and continue up the hill passing The Green Dragon and the property is a little further up School Road on the right hand side just before the bowling green

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

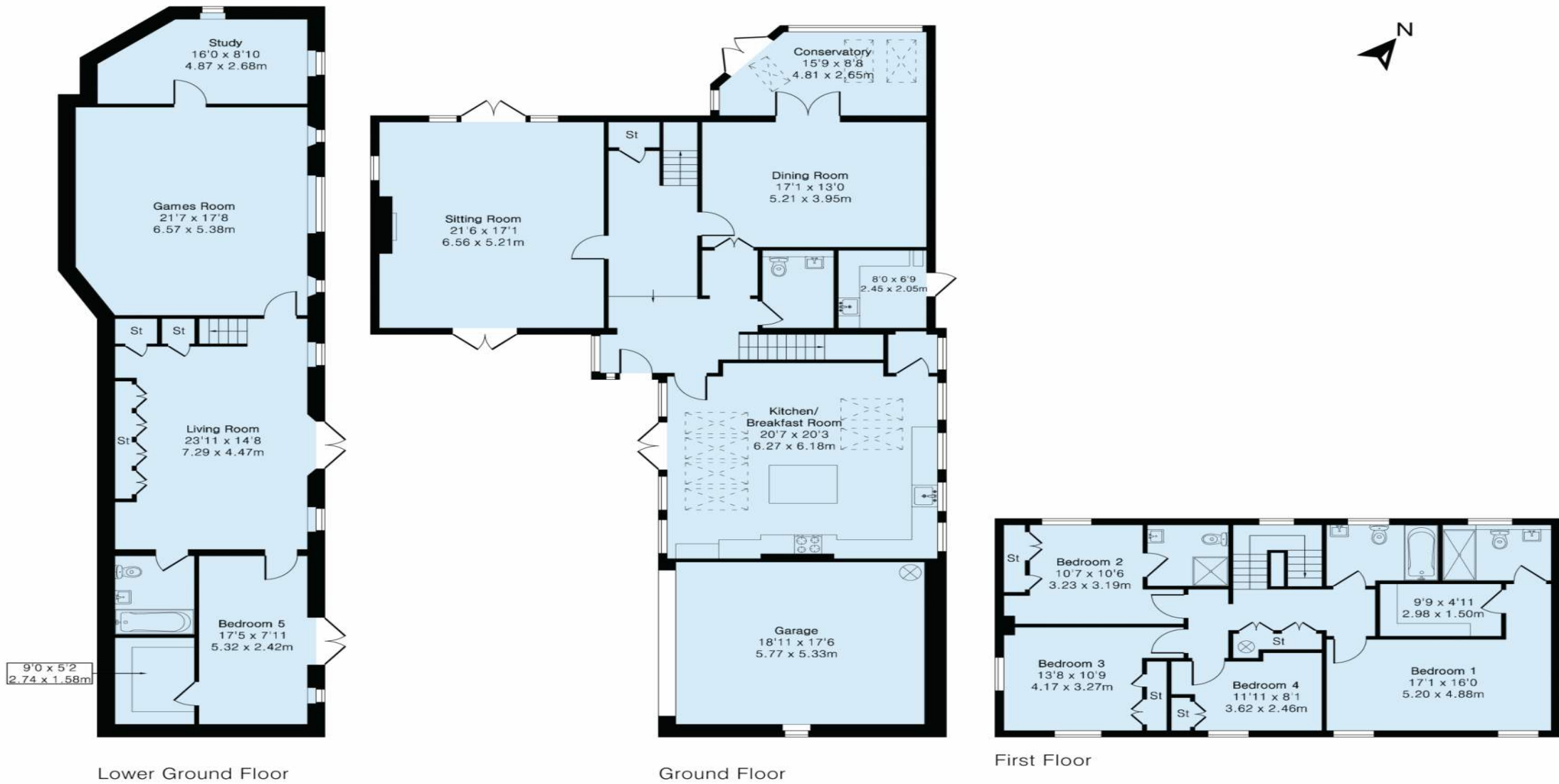
**Approximate Gross Internal Area 3550 sq ft - 330 sq m
(Excluding Garage)**

Lower Ground Floor Area 1126 sq ft – 105 sq m

Ground Floor Area 1536 sq ft – 143 sq m

First Floor Area 888 sq ft – 82 sq m

Garage Area 319 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Marchand Petit
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SOUTH HAMS' LEADING ESTATE AGENT




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