



# 1 STOKELEY MANOR

Stokenham, Nr Kingsbridge



## WELCOME

In the pretty, leafy village of Stokenham, a genteel Regency Manor House stands statuesque over the patchwork of Devonshire countryside, with glorious uninterrupted, far-reaching views over Slapton Ley National Nature Reserve to Start Bay and beyond.

This fine residence is situated within two acres of land, bordered by the surrounding countryside and woodland to the rear.

At Number 1 we find a unique, character-filled, Garden Apartment offering space and grandeur for those seeking a truly distinctive home.

With level access throughout, parking just steps away, and a private section of garden and woodland, this home perfectly balances splendour with practicality.





## ENTRANCE & DINING ROOM



The Entrance Hall exudes the elegance that continues through this magnificent home - from its leaded windows and intricate plasterwork to traditional tiled floors.

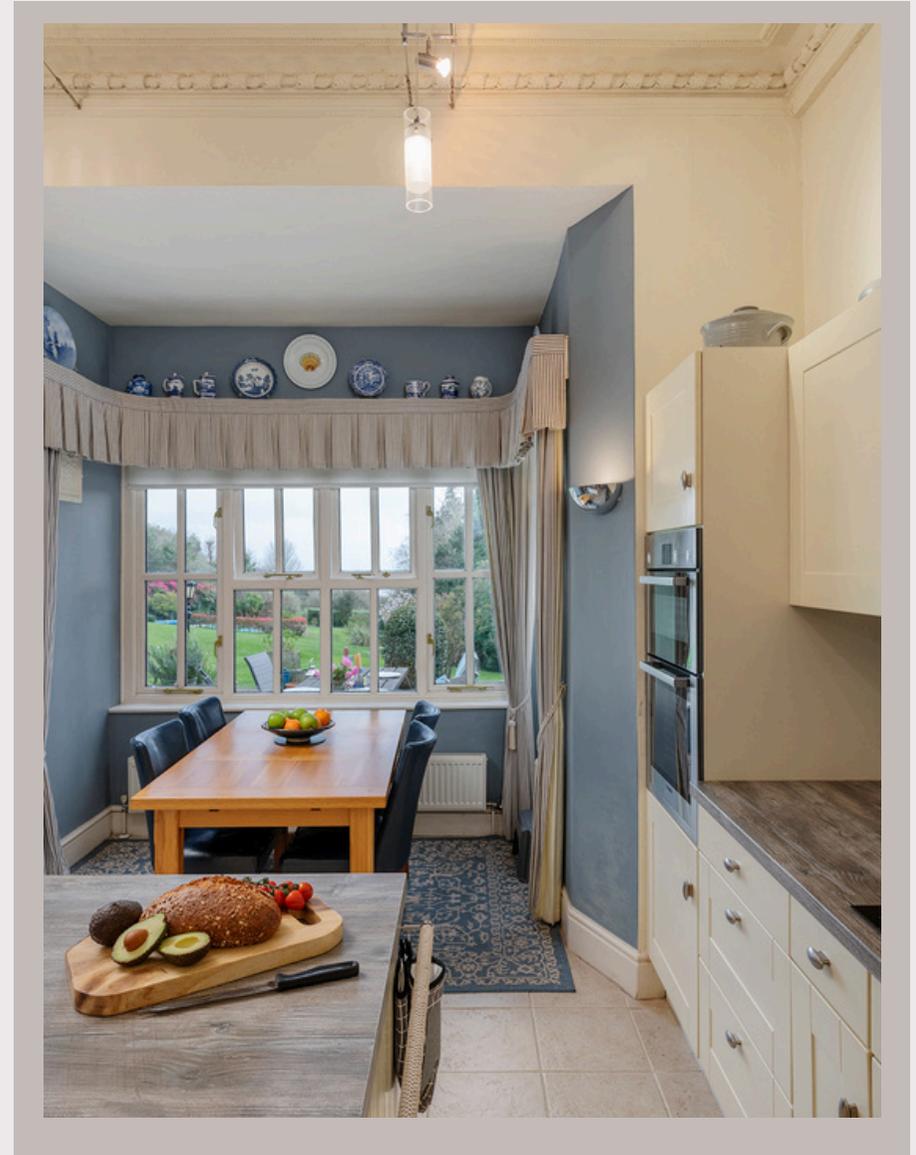


Bathed in natural light, it leads us seamlessly into the Dining Room, where rich wooden floors, original cornicing, and built-in display shelving create a timeless charm.

## KITCHEN & BREAKFAST ROOM



The well-appointed Kitchen blends classic shaker-style cabinetry with modern appliances, and a large bay window frames stunning sea views. With direct access to the Patio, alfresco dining is effortless.





The grand Drawing Room—the elegant heart of Stokeley Manor—captures the essence of the Georgian age with its ornate ceilings and magnificent floor-to-ceiling hardwood bay windows designed to highlight the sensational, panoramic scenery. A striking fireplace provides a cosy focal point when the night draws in.





  
DRAWING ROOM

## PRINCIPAL BEDROOM



The Principal Bedroom shares these magnificent vistas, offering ample space, built-in wardrobes, and an exterior door leading directly to the private Terrace and Gardens. A luxurious Family Bathroom features a full-sized bath, separate shower and classic fittings.



Additional rooms include a spacious Larder, two Office areas, Library, and Study/Hobby Room with access to the extensive Cellars perfect for all your storage needs.



Bedroom 2 is spacious enough for a King-size bed with large built-in wardrobes and views out of the grand window over the bank of wildflowers. Next door Bedroom 3 is a single with the same verdant views. An adjoining Shower Room with WC & handbasin creates a private suite.

Bedroom 4 - currently a Study and Dressing Room - features a sea view, Wet-room, private Entrance, and Courtyard access, making it ideal as a Guest Suite or for multi-generational living.



BEDROOMS 2, 3 & 4



GARDENS





The Garden Apartment enjoys its own private section of Lawn and 1/3 acre private Woodland, making it perfect for those who love nature and tranquility. A stunning York-stone Terrace runs the full width of this Apartment, offering multiple seating areas to soak in the sublime views.

At its heart, an oak-edged pond with original stone fish fountains creates a serene focal point, framed by elegant electric lamps. Beyond the private lawned area are communal grounds extending to approx 2 acres and including a wonderful Swimming Pool.

## CARPORT & WORKSHOP



With three dedicated Parking Spaces located just moments from the Front Door, day-to-day convenience is ensured. The Apartment also benefits from a Carport with an adjoining Workshop and a rear Courtyard with a Lifetime Shed for additional storage.

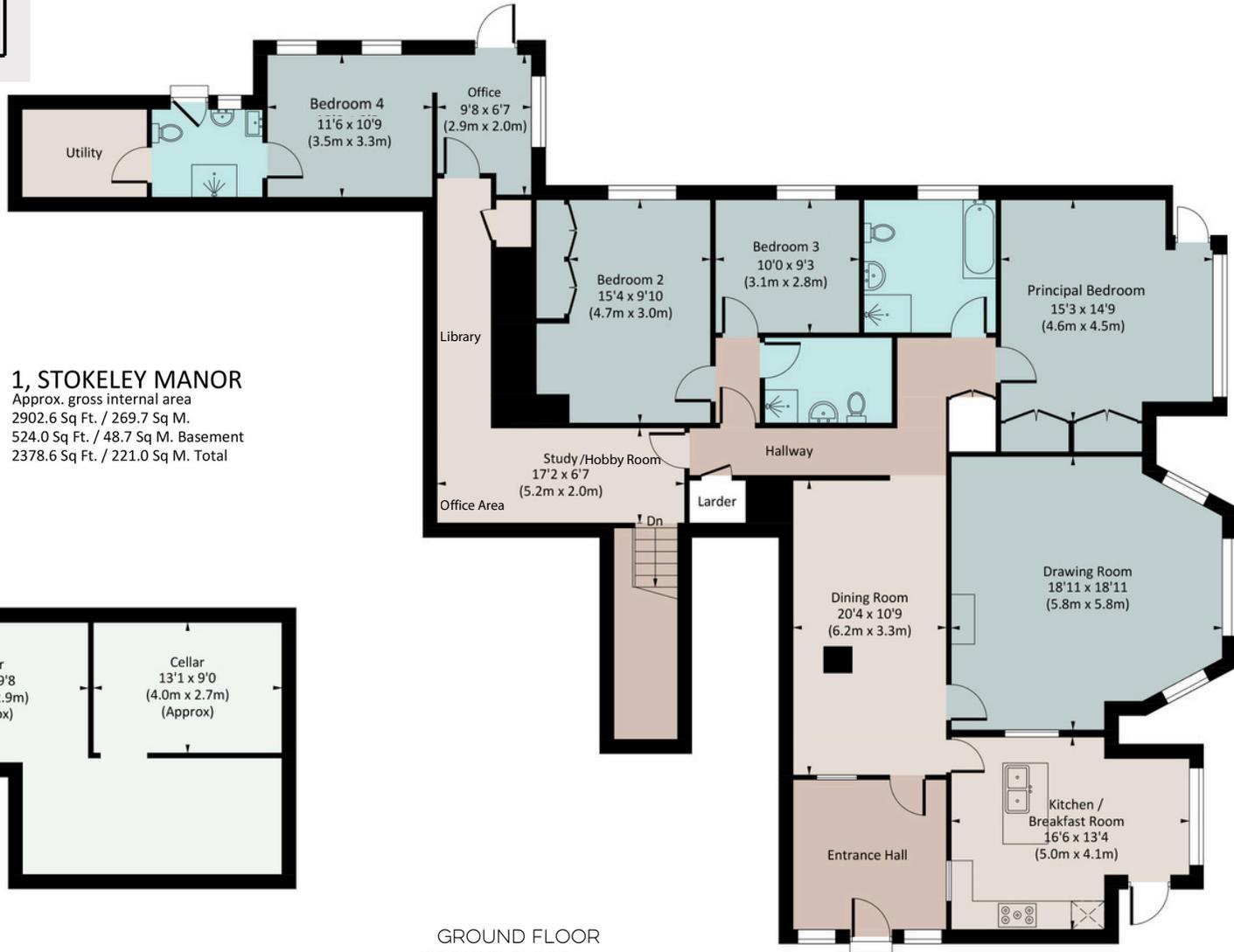




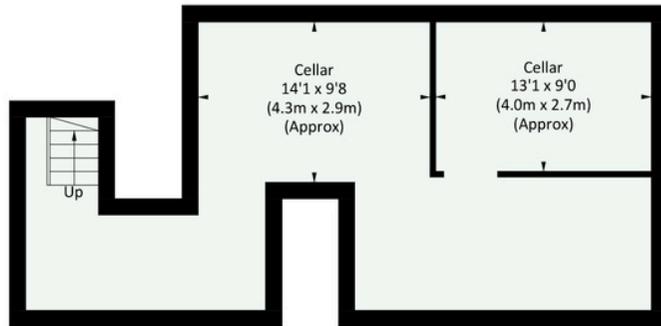
- Postcode: TQ7 2SE
- Tenure: Leasehold With Share Of Freehold - 963 years remaining, £20 pa ground rent
- Annual Service Charge: £4,507.00 p.a. includes: buildings insurance; grounds maintenance; water rates; private drainage maintenance; swimming pool maintenance; routine buildings maintenance; communal electricity charges; window cleaning; auditors fees and management charges
- Council Tax Band: C
- Local Authority: South Hams District Council
- EPC rating: D
- Parking: 3 Dedicated spaces
- Carport & Workshop & Extensive Cellars
- Mains: Water & Electricity
- Drainage: Septic Tank
- Heating: Oil
- Broadband Speed: Up to 74Mb
- Mobile Signal: Good

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# FLOOR PLAN



**1, STOKELEY MANOR**  
Approx. gross internal area  
2902.6 Sq Ft. / 269.7 Sq M.  
524.0 Sq Ft. / 48.7 Sq M. Basement  
2378.6 Sq Ft. / 221.0 Sq M. Total



CELLAR

GROUND FLOOR

Stokenham is a leafy Devon village just a mile from Start Bay and its many unspoilt beaches, and Slapton Ley National Nature Reserve. There is a primary school in the village which is rated outstanding by Ofsted and a fine parish church. There are excellent pubs within easy reach including The Tap House, Tradesman's Arms, The Church House (All in Stokenham), the Bear and Blacksmith (Chillington) and the Start Bay Inn (Torcross).

Located on the A379 between Kingsbridge and Dartmouth, it is just a quick drive to Kingsbridge and Dartmouth, both of which have a wide range of schools, shops, cafés and restaurants.

Within easy walking distance of Stokeley Manor is Stokeley Farm Shop, which has everything you would expect from a country farm shop, a deli, butchery, restaurant cafe and plant centre. In addition, they stock everyday groceries and a wide selection of alcohol, including beer from their own brewery.

The nearby village of Chillington just a mile away has its own amenities including a post office and health centre.



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# THE COASTAL HOUSE

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