



Barn Park, Stoke Gabriel TQ9 6SR

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£350,000 Freehold



A beautifully presented and thoughtfully **EXTENDED THREE BEDROOM FAMILY HOUSE**, offering well-proportioned accommodation, two lovely reception rooms, a generous kitchen/breakfast room and attractive gardens with plans available for further extension/alterations if required. The property also benefits from a garage and driveway parking, making this an appealing family home in a desirable village setting.

On entering, the entrance hall provides access to the principal rooms and stairs rising to the first floor. The lounge is a particularly attractive room, enjoying a pretty bay window and a feature recessed fireplace with a log burner, creating a warm and inviting focal point. A fitted cupboard and shelving to one side provide useful storage and display space.

The inner hall leads through to the generous kitchen/breakfast room, which is fitted with a range of cream-fronted wall and base cupboards, ample roll-edge work surfaces and space for white goods. Built in appliances include an under-counter oven, gas hob and cooker hood. A window and door overlook and open directly onto the rear garden. Also accessed from the inner hall is the useful ground-floor shower room/W.C. and the superb second reception room. This versatile room features a large Velux window, fitted cupboards and display shelving to one wall, while French doors open directly onto the garden, creating a lovely connection between the house and outside space.

On the first floor, the landing has a loft hatch and a built-in linen cupboard housing the boiler. The principal bedroom is a spacious double room, enjoying a wonderful outlook across the surrounding countryside to the rear and featuring triple-width mirrored sliding-door wardrobes. Bedroom two is another comfortable double bedroom with a built-in double wardrobe, while bedroom three provides a good-sized single bedroom. The family bathroom is fitted with a crisp white suite comprising a bath with electric shower over, pedestal wash hand basin and low-level W.C.

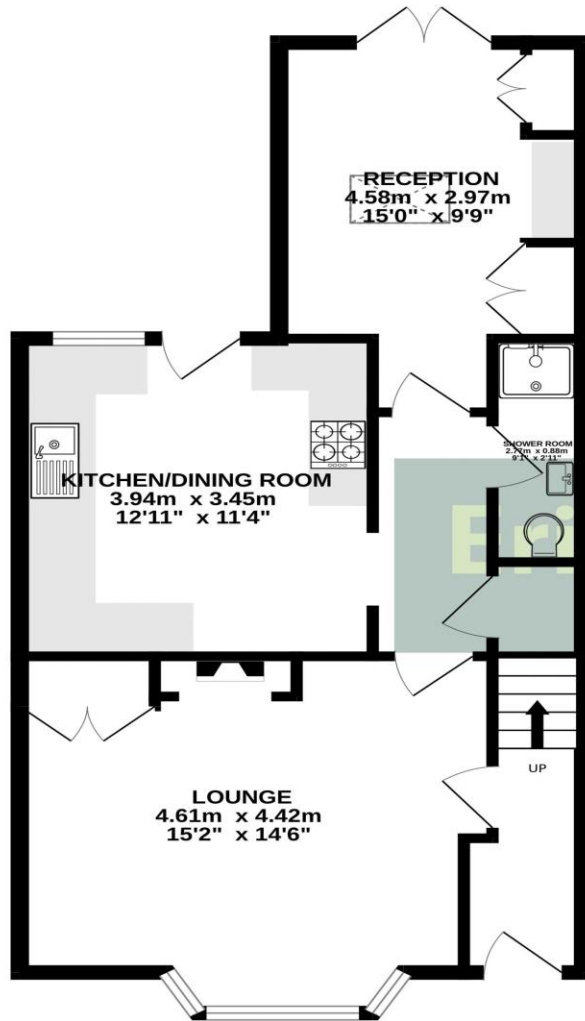
Outside, the front garden is laid mainly to lawn and enjoys a pleasant outlook over an attractive green area. The enclosed rear garden is accessed from the side of the garage and driveway and has been thoughtfully arranged with two patio seating areas, a lawn and a central gravelled pathway, providing a pleasant space for outdoor dining, entertaining and relaxation. The garage and driveway offer valuable off-road parking and storage.

Stoke Gabriel is a highly sought-after village situated at the head of a picturesque creek on the River Dart, approximately three miles south-east of Totnes. Renowned for its attractive riverside setting and strong sense of community, the village offers a relaxed lifestyle while remaining within easy reach of the amenities and facilities of Totnes. Local facilities include a parish church, primary school, village hall, post office and general stores, together with two village pubs. The combination of beautiful surroundings, useful local amenities and a strong community spirit makes Stoke Gabriel an appealing choice for those seeking a village lifestyle with excellent access to the wider South Devon area.

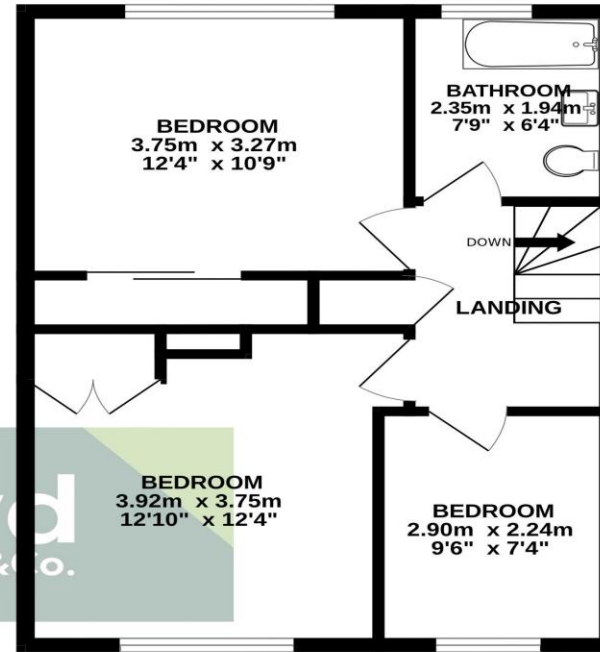
Overall, Barn Park represents an excellent opportunity to acquire a well-presented and versatile family home, combining comfortable accommodation and attractive outdoor space with the considerable lifestyle appeal of this much-loved South Devon village.

This property is subject to the Devon Rule: The potential purchaser will have to prove that they have lived and worked in Devon for the previous 3 years prior to the sale or a cumulative total of 7 years in the last 20 years.

GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.



1ST FLOOR
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 99.6 sq.m. (1072 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 77% / VODAPHONE 76% / THREE 69% / O2 47%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

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