



# Stable Cottage, Stoke Hill,

Stoke Gabriel, Totnes, Devon, TQ9 6SF

RENDELLS

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Guide Price of £495,000

An imposing converted stone stable set in an elevated position with far reaching views, parking and gardens. Useful studio set in the desirable village of Stoke Gabriel.

- Three Bedrooms
- One Bathroom
- Studio with shower and W.C.
- Sunroom
- Storage Area
- Enclosed courtyard gardens
- Parking
- Far reaching views over the village
- Elevated position

## Situation

Stoke Gabriel is an attractive and highly desirable village at the head of a creek on the River Dart with a wealth of social and sporting activities for all. This thriving, friendly village has a church, two pubs, a village shop and Post Office, a bistro and a restaurant and is a boatman's paradise with its very popular and active Boating Association. There is also a pre-school and primary school. Totnes, with its numerous shops, restaurants and hostelrys, is approximately 4 miles away and has a main line railway station with a service to London Paddington. The fantastic beaches of the South Hams and the stunning scenery of Dartmoor also lie within easy reach of the village. Exeter airport is only 30 miles away and equidistant is Plymouth which has excellent theatre and sailing facilities.

## Description

Stable Cottage was originally built as stables for Stoke Gabriel Court having been converted and being part of an historic Hotel grounds with courtyard gardens and mature borders and parking. Useful studio building may suit as a Home Office or additional accommodation. Impressive sitting/dining room with good ceiling heights, stone chimney breast, two sets of double doors opening out onto the terracing. Offering light and airy accommodation throughout.

## Accommodation

Main entrance into inner hall with door into kitchen/breakfast room with a range of undercounter and wall mounted units, plumbing for washing machine, space for undercounter fridge, space for a free-standing electric cooker and hob. Taking in some splendid views across the village. Three steps down into the open sitting/dining room with excellent ceiling heights enjoying plenty of natural light with double doors opening onto the terrace. Formal dining area with a step up to the sitting room with an impressive chimney breast with inset gas fire. Stairs rise from the hall with a halfway landing. Window taking in views across the village towards the River Dart. Bedroom One with double glazed windows with fantastic views across the village with plenty of space for wardrobes and draws and built in-shelving area. Useful airing cupboard with shelving also housing the electric hot water cylinder. Further wide hall with views over the front gardens.



Bedroom Three currently set out as a single bedroom with wardrobes and plenty of space for draws with front aspect and views over the courtyard gardens. Bathroom with large shower enclosure with a handrail, shower valve and fold away seat, hand wash basin with mixer tap and vanity unit. Bidet and W.C. Two heated towel rails. Useful storage cupboard. Bedroom Two with front aspect and views over the front courtyard garden. Plenty of space for an additional wardrobe and draws. Detached studio currently used as storage with a shower, hand wash basin, W.C. could suit a variety of uses requiring some refurbishment. Double glazed sunroom with stone floor which is linked through to the undercroft storage area with sink electricity.

### Gardens and Grounds

Wooden double doors open back to driveway parking for one good size vehicle or two small vehicles with patio to the front with plenty of space for entertaining with formal borders and mature planting. There is also a pedestrian door with brick steps leading across the front of the property. Two useful outside taps.

### Studio and Garden Room

There are steep metal steps that lead down to the useful studio and garden rooms and patio with formal rose beds.

### Tenure Services

Freehold. Mains electricity, mains water, mains drainage. Mains gas.

### Council Tax Energy Performance Certificate

Band E. Energy rating D.

### Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

### Viewing Arrangements

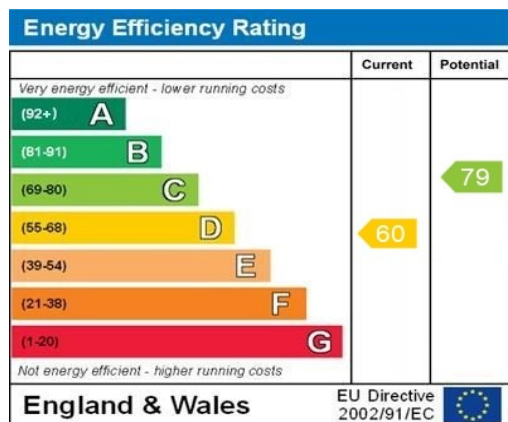
Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

### Directions

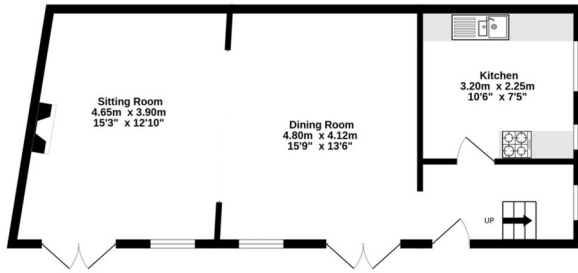
From Totnes proceed Bridgetown Hill heading in the Torbay/Paignton direction. After passing Longcombe Garden Centre, turn right on the bend signed Stoke Gabriel 2 miles. Continue for about 1.5 mile, at Four Cross turn right onto Paignton Road. Continue into the village staying on Paignton Road for 900 Metres the take a left staying on Paignton Road. The take the next left on to Stoke Hill. Continue for 130 metres and the property can be found on your right.

What3words: falters.fuses.prelude

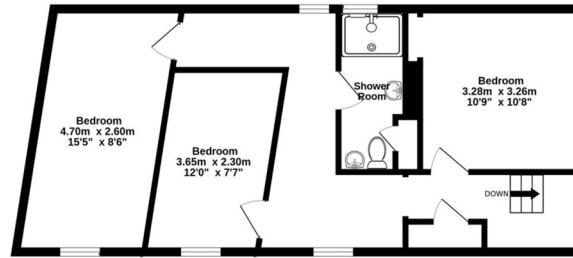
<https://w3w.co/falters.fuses.prelude>



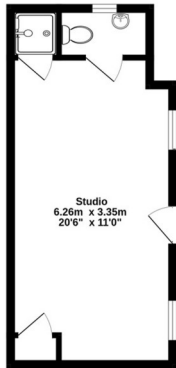
Ground Floor  
51.7 sq.m. (557 sq.ft.) approx.



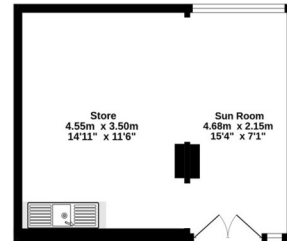
1st Floor  
53.7 sq.m. (577 sq.ft.) approx.



Studio  
23.6 sq.m. (254 sq.ft.) approx.



Outbuilding  
26.2 sq.m. (282 sq.ft.) approx.



**TOTAL FLOOR AREA : 155.2 sq.m. (1670 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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