

10 LONG RYDON
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



10 LONG RYDON

An immaculately presented detached period house quietly situated on a private road sitting in a quarter of an acre offering flexible living and income potential.

This wonderful house has been loosely divided down the middle to provide, on one side the owners accommodation consisting of a generous entrance hall lovely bay fronted living room with gas fire and an impressive fully fitted kitchen which leads through to a lovely informal sitting area with patio doors onto the garden. Upstairs are two double bedrooms a family bathroom and an ensuite shower room. On the other side of the house with its own separate entrance and garden is this highly successful holiday let which consists of a modern kitchen, living room with multi-fuel stove, a downstairs shower room and two double bedroom upstairs.

Outside there is ample parking for several cars on the driveway and a garage that has been previously used as office space and a good size summer house. The gardens are mainly laid to lawn with shrub boarder's and a fence separates the garden of the holiday let providing a private garden. The house has literally been split in two by insulated stud partition and could easily be re connected to create a superb light filled family house in this lovely location within the village.

The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafes and a 13th century church with an ancient yew tree. The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Sought after location
- Ample Parking
- Private Road
- Income / Multigenerational living
- Period Features
- Countryside Views
- Immaculately Presented





PROPERTY DETAILS

Property Address

10 Long Rydon, Stoke Gabriel, Totnes, Devon, TQ9 6QH

Mileages

Totnes 4 miles Exeter 24 miles Plymouth 25 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: C

Council Tax Band

F

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes.
Tel: 01803 847979.



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.

FLOORPLAN

**Approximate Gross Internal Area 1963 sq ft - 182 sq m
(Excluding Garage)**

Ground Floor Area 1080 sq ft – 100 sq m

First Floor Area 883 sq ft – 82 sq m

Outbuilding Area 372 sq ft – 35 sq m





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