
MILLARD
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Wells Park House,
Stoke Fleming, TQ6 0NR

A wonderful renovated house close to the beach



Wells Park House is a deceptively spacious and highly versatile four-bedroom home, ideally situated in the sought-after coastal village of Stoke Fleming.

Comprehensively renovated in 2023, the property offers exceptionally light and well-proportioned accommodation arranged over three floors. A particular feature is the flexibility of the layout, including a principal ground floor bedroom suite, making it well suited to multi-generational living or those seeking single-level convenience. Opposite the property, available by separate negotiation is a site with planning for a new build house or, ideal additional parking for several cars. contact he office for further details.

Accommodation

The ground floor comprises a generous entrance hall with stairs rising to the upper levels, a cloakroom with WC and wash hand basin, and a well-equipped utility room with plumbing for a washing machine and tumble dryer, along with a hot water cylinder and air source heating system.

To the front is a spacious principal double bedroom with an en-suite shower room. To the rear, a guest double bedroom overlooks the courtyard garden and benefits from an en-suite bathroom with shower over. A useful office/store room provides additional flexibility and offers direct access to the sunny rear courtyard.















The first floor is a standout feature of the home, with a stunning open-plan living, dining and kitchen space designed for modern living. The contemporary kitchen is fitted with a comprehensive range of units and integrated appliances, including double oven, fridge/freezer, dishwasher, induction hob with extractor, and a central island with ample work surfaces and a one-and-a-half bowl sink.

The adjoining living area enjoys a front aspect window and large bi-folding doors opening onto the courtyard, creating a seamless connection between indoor and outdoor spaces. The dining area also benefits from a front-facing window with attractive glimpses towards Start Bay.

On the second floor are two further double bedrooms, both enjoying dual aspects with views across the village and towards the coast. A stylish shower room with large walk-in shower, WC and wash hand basin serves this level.



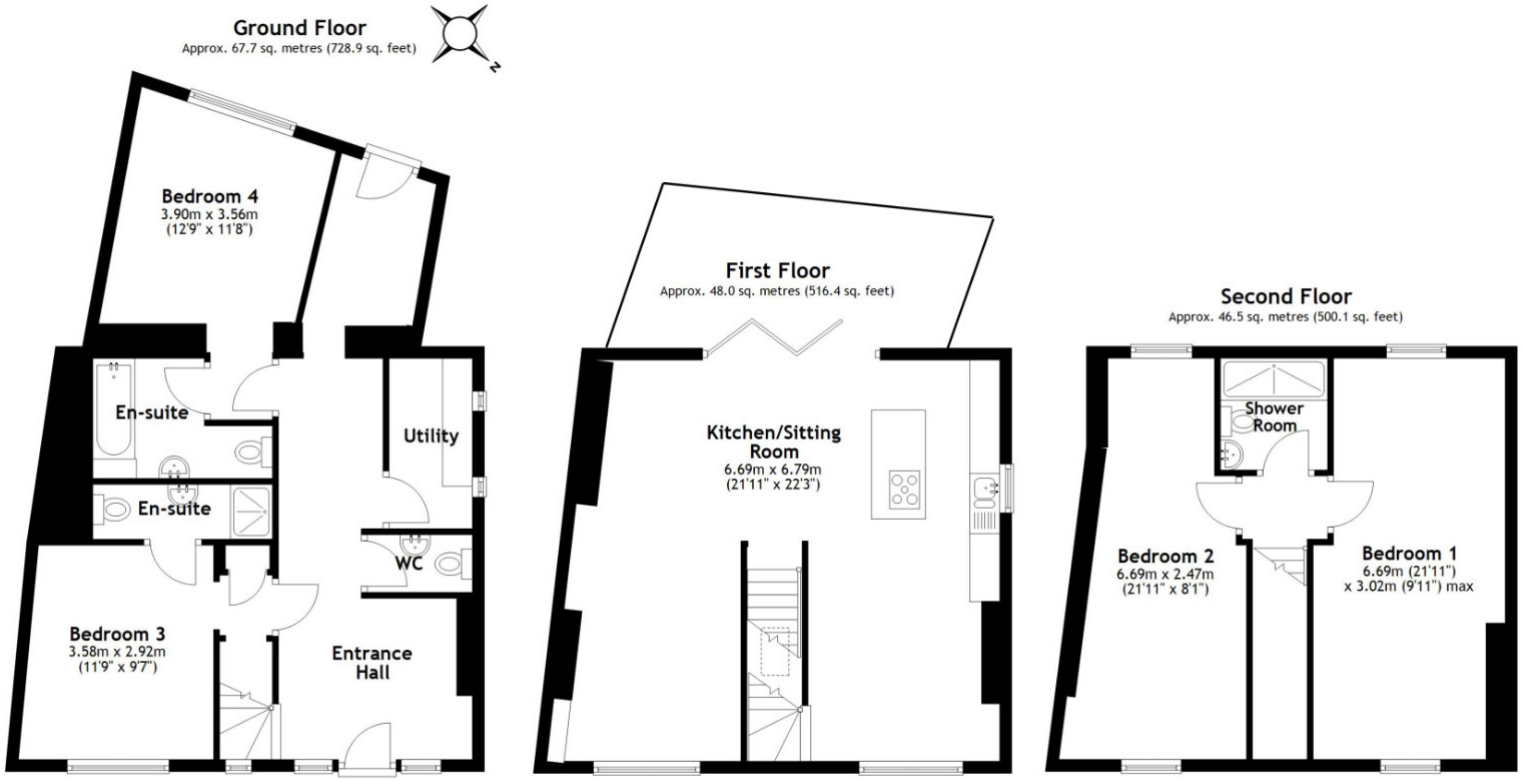












Total area: approx. 162.2 sq. metres (1745.4 sq. feet)

Wells Park House, Stoke Fleming

Externally, the property offers a gravelled parking area to the front for one vehicle, with steps leading to the entrance. To the rear is a generously sized, enclosed courtyard garden with pedestrian access to the front, along with outside tap and power.

Additional benefits include uPVC double glazing and an energy-efficient air source heating system.



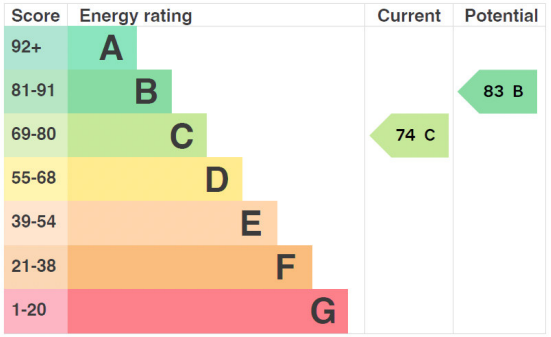


Services

All mains services are connected except gas (not in the village)
EPC: C
Tenure: Freehold
Property Size: 1,745 sqft
Planning reference for the building site opposite 1910/22/FUL. For further details, please contact the office.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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