



Amberley

Stokenham, TQ7

Guide Price £650,000



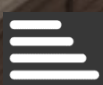
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AMBERLEY

Stokenham, Kingsbridge, TQ7 2SZ

The Property:

This well-proportioned and versatile home offers spacious accommodation arranged over two levels, enjoying an elevated position with far-reaching countryside views across Stokenham village and towards the church.

The property is entered via a useful entrance porch, leading into a welcoming reception hall/dining room with solid wood flooring running throughout much of the ground floor. The main living space is both characterful and practical, with a sitting room featuring a stone fireplace with log burner, exposed beams and patio doors opening onto the front terrace. This flows naturally into a further reception room which is currently used as office space and this in turn leads through to a conservatory overlooking the garden and surrounding countryside.

The kitchen is positioned to the rear and benefits from a part-vaulted ceiling with Velux windows, creating a bright and airy space. It is fitted with a range of units, a Britannia range cooker, integrated dishwasher and space for further appliances, with a stable door providing direct access to the garden.

There are three bedrooms in total on the ground floor, with a fourth on the lower level, offering flexibility for family living or multi-generational use. The principal bedroom is a particularly bright, dual-aspect room with doors opening directly onto the garden. The remaining bedrooms are all well-proportioned, with some benefiting from dual aspects and built-in storage.

The property is served by a family bathroom featuring a freestanding roll-top bath, as well as a separate shower room, both finished in a modern style.

On the lower level, a bedroom and adjoining space connect to a large garage/car port, which offers excellent storage and clear potential for conversion into additional accommodation, such as a self-contained annexe or workspace (subject to the necessary consents).





Externally, the property enjoys a generous plot with a large terrace to the front, ideal for seating and taking in the views. The gardens wrap around the side and rear, with areas of lawn, mature planting, and additional terraces, along with a greenhouse and hot tub. There is also a brick-built store, private driveway parking and access to the garage.

Further benefits include solar panels providing both hot water and electricity, along with oil-fired heating.

The Location:

Stokenham is located near Torcross, which is renowned for its beach and the Slapton Ley nature reserve. It's an ideal location for exploring the stunning coastline and scenic walks. The village boasts two pubs within walking distance—the Church House Inn and the Tradesman's Arms and is home to an excellent primary school. There is also the Stokeley Farm Shop, which features its own distillery and offers delicious food. Nearby, the market town of Kingsbridge and the naval town of Dartmouth offer a variety of educational, recreational, and shopping amenities.

Further Information & Services:

Tenure: Freehold.

Council Tax Band: Band F

EPC Rating: C

Construction Type: Standard stone construction.

Services: Mains Water Supply, Mains Drainage, Mains Electricity, Oil-fired central heating heating and woodburner.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers. Signal strength varies.

Broadband Availability: Superfast fibre available – speeds up to 71 Mbps (according to Ofcom)

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known

Restrictive Covenants / Rights of Way: None known

Location Above/Adjacent to Commercial: No.

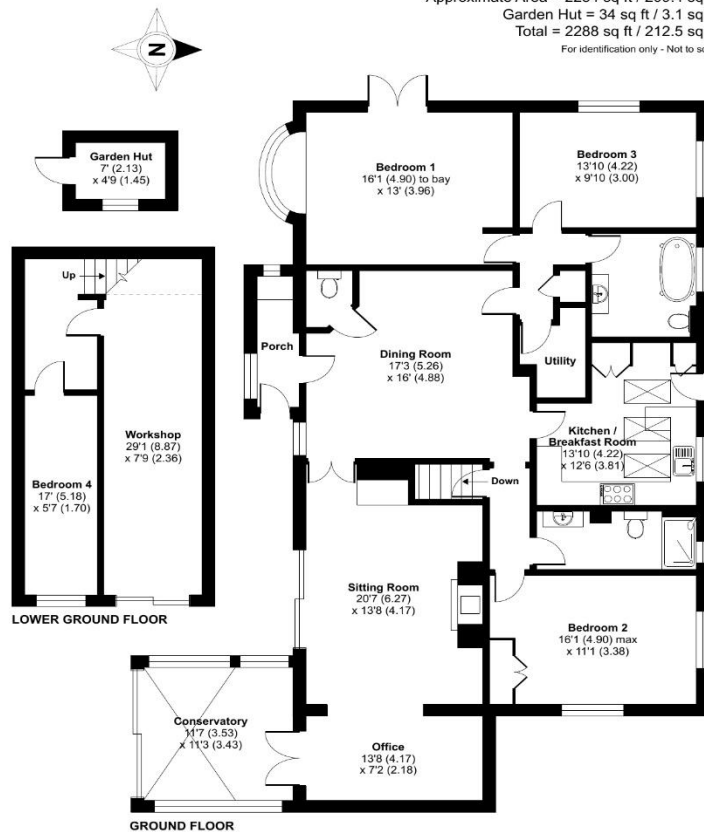
Stokenham, Kingsbridge, TQ7

Approximate Area = 2254 sq ft / 209.4 sq m

Garden Hut = 34 sq ft / 3.1 sq m

Total = 2288 sq ft / 212.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.



Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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