STAGS



2 The Millpool

2, The Millpool, Stoke Gabriel, Devon TQ9 6NW







Totnes 4 miles | Exeter 24 miles | Plymouth 25 miles

A beautifully presented contemporary home in the heart of sought-after Stoke Gabriel, with stylish open-plan living, a private garden and parking, moments from the Mill Pool and River Dart

- Sought-after Stoke Gabriel location
- Off-road parking and useful external storage
- Private low-maintenance rear garden
- Contemporary home built in 2019
- Close to the Mill Pool and River Dart
- Underfloor heating
- High energy credentials
- Spacious open-plan living accommodation
- Freehold
- Council tax band F

Guide Price £600,000

SITUATION

The Millpool occupies a particularly special position within the highly sought-after South Devon village of Stoke Gabriel, set on the northern bank of the River Dart and centred around its picturesque Mill Pool and quayside. This is a setting where village life and the waterside come together beautifully, with sailing, boating and riverside walks forming an integral part of the character of the area.

Stoke Gabriel has a thriving year-round community and offers a good range of local amenities, including shops, cafés, public houses, a post office and primary school. The quayside is a focal point of the village and is popular with recreational sailors and fishermen, while the surrounding lanes and countryside add to the area's enduring appeal.

The historic market town of Totnes lies approximately 4.5 miles away and provides a broader range of independent shops, restaurants and professional services, together with a mainline railway station offering direct services to London Paddington.

DESCRIPTION

Occupying an enviable setting close to the Mill Pool and River Dart, 2 The Millpool offers the opportunity to enjoy contemporary living in one of South Devon's most attractive waterside villages.

Built in 2019, the property forms part of a thoughtfully designed development that complements its village surroundings, with smart elevations, landscaped areas and a strong emphasis on low-maintenance living. The house itself is beautifully presented, with a light and modern interior, generous glazing and a natural connection between the living accommodation and the private rear garden.

What sets the property apart is the combination of its setting and practicality: the charm and atmosphere of Stoke Gabriel are close at hand, while the house provides flexible accommodation, private outside space, off-road parking and useful storage. It is a home well suited to those seeking an easy lifestyle in a peaceful and distinctive riverside location.

ACCOMMODATION

The front door opens into an entrance hall with stairs rising to the first floor. To the front is Bedroom 3, with a shower room also located off the hall.

The principal living space occupies the rear of the ground floor and comprises a spacious open-plan kitchen, sitting and dining room. The contemporary kitchen is complemented by generous sitting and dining areas, with wide glazed doors opening directly onto the rear terrace and garden.

On the first floor, Bedroom 1 is a generous principal bedroom with fitted storage and an en suite shower room. There is a further double bedroom, Bedroom 2, together with a separate study and family bathroom.

OUTSIDE

The property is approached over a private road, the property has a private drive to the side providing off-road parking. To the front is an attractive enclosed garden with natural stone walling.

The rear garden has been designed for ease of maintenance, with a generous paved terrace adjoining the living accommodation and providing an excellent space for outdoor dining and entertaining. Established planting adds greenery and privacy, while a store provides useful additional storage. There is also a separate shed available by negotiation.

SERVICES

Mains electric, water, drainage and gas. Gas fired central heating. Underfloor heating throughout the ground floor.

According to Ofcom, basic broadband speeds of up to 20 Mbps and superfast broadband speeds of up to 80 Mbps are predicted to be available. Mobile coverage is predicted good with O2 and Vodafone, bad with EE and poor with Three.

The property was constructed in 2019 and benefits from the balance of a 10-year NHBC warranty.

The property forms part of Blue Cedar Homes Management Company Ltd, with an annual charge of £1,932. The development is subject to an age qualification requiring the purchaser/occupier to be aged 55 or over.

Owing to its proximity to the Mill Pool, the property is situated within Flood Zone 3.

DIRECTIONS

From Totnes, take the A385 towards Paignton and Torquay. After approximately four miles, turn right onto Stoke Road and continue towards Stoke Gabriel. Proceed into the village along Paignton Road, turn left onto Stoke Hill and continue downhill, bearing right into Lower Broad Path, where The Millpool will be found.

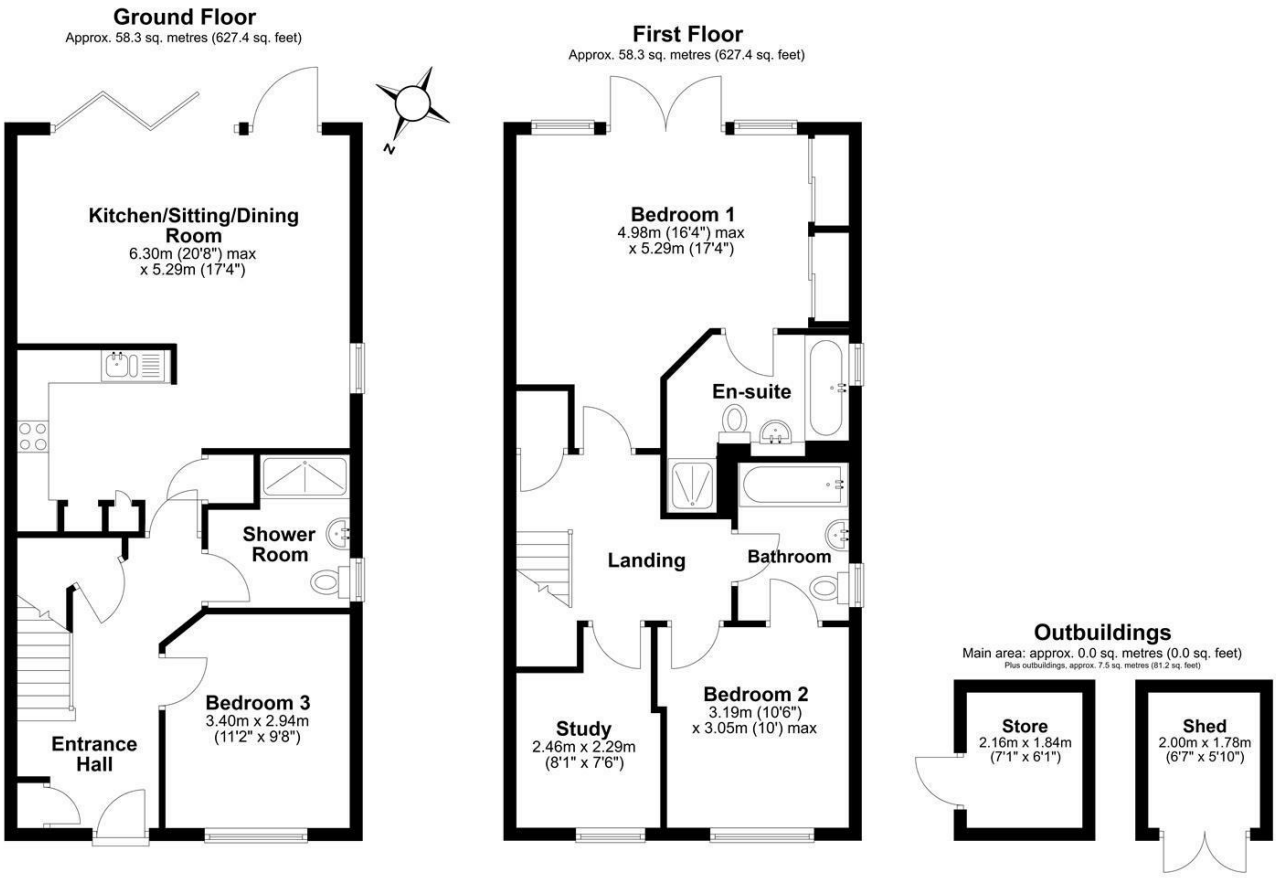








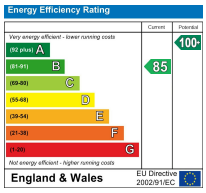




Main area: Approx. 116.6 sq. metres (1254.7 sq. feet)
Plus outbuildings, approx. 7.5 sq. metres (81.2 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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