

WOODS
HOMES



The Lodge Duncannon Lane, Stoke Gabriel, TQ9 6QY
Totnes

£725,000

A characterful and extended four double bedroom detached residence, featuring beautifully landscaped and well-stocked gardens complete with a pizza oven, a fully insulated garden office, and garage, all set within one of the South Hams' most sought-after villages.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought after South Hams village location
- A detached character extended house
- Four double bedrooms
- Impressive sitting room
- Generous kitchen/breakfast room
- Integral garage and utility space
- Insulated detached garden office
- Private and well stocked gardens





A beautifully presented four-bedroom detached home with a large garden, integral garage and separate garden studio, set in the heart of the sought-after South Hams village of Stoke Gabriel.

Offering generous and versatile accommodation, this attractive detached home combines the character and individuality of a village property with the space needed for modern family life.

At the heart of the house is a wonderful kitchen and dining room, a light-filled space with a striking roof lantern and doors opening towards the garden. Designed for everyday family life as well as entertaining, it provides an inviting and sociable centre to the home.

The generous sitting room is another standout space, with its distinctive character features, beamed ceiling and wood-burning stove creating a warm and welcoming atmosphere. Its proportions allow plenty of space for both relaxing and entertaining.



Upstairs, there are four double bedrooms, providing flexibility for family living, guests and home working, together with well-appointed bathroom accommodation.

Outside, the property enjoys a particularly attractive and established garden with areas of lawn, planting and terrace, providing space for children to play, outdoor dining and entertaining.

A separate garden studio offers valuable additional flexibility and would suit a variety of uses, including working from home, creative pursuits or a separate hobby space.

The property also benefits from an integral garage and practical utility/storage space.

Stoke Gabriel is one of the South Hams' most sought-after villages, known for its strong community, beautiful riverside setting and easy access to the wider South Hams and Totnes.

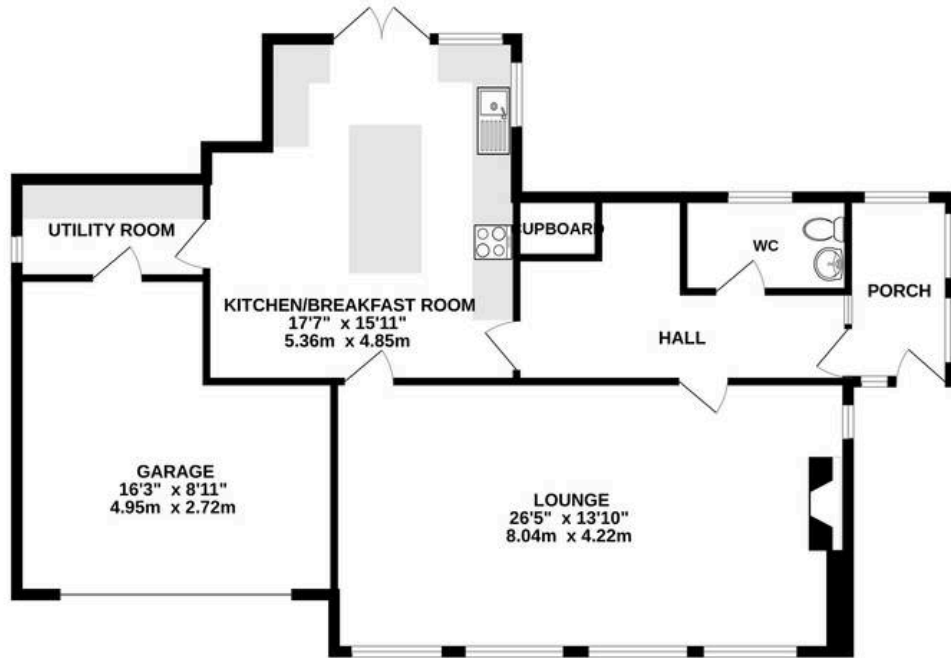
A distinctive and versatile family home offering space, character and an exceptional village lifestyle.



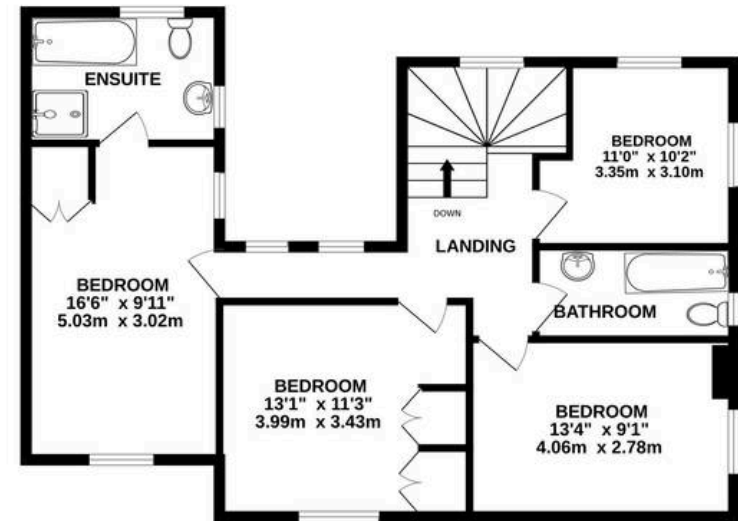
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		



GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) 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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Woods Homes

Woods Estate Agents & Auctioneers, 1 The Plains - TQ9 5DR

01803 866336 • totnes@woodshomes.co.uk • <http://www.woodshomes.co.uk/>

