



MILLARD  
COOK

# Sunnyside, Baileys Meadow, Stoke Fleming, TQ6 0QD

A wonderful family home in popular coastal village location.



Sunnyside is a delightful and beautifully presented four-bedroom family home, enviably positioned within the popular and charming setting of Bailey's Meadow. Tucked away from main roads, yet in the heart of the village, the property enjoys a peaceful position within easy reach of local amenities.

Over the years, Sunnyside has been significantly enhanced to create a superb, free-flowing and highly versatile home. At its heart is a stunning open-plan kitchen, dining and family space, complemented by a separate living room, four well-proportioned bedrooms, two bathrooms, and a principal bedroom with en suite.

The property benefits from double glazing and oil-fired central heating (there is no mains gas in the village), with underfloor heating.

### **Accommodation**

A welcoming entrance hall with stairs rising to the first floor and a useful cloak cupboard sets the tone for the home.

The living room is generously proportioned, featuring a charming wood burning stove and bi-folding windows that overlook the front aspect, allowing for an abundance of natural light.

The impressive open-plan kitchen/dining/family room forms the true hub of the home. This expansive, double-aspect space has been thoughtfully extended and designed for modern family living and entertaining. The kitchen is fitted with a range of cupboards and drawers, with space for a cooker, built-in dishwasher, a Belfast-style sink and space for a fridge/freezer.

Bi-fold doors open onto a southerly-facing decked terrace, seamlessly blending indoor and outdoor living. The dining and living areas are enhanced by floor-to-ceiling glazing and roof lights, creating a wonderfully light and airy environment. A built-in storage cupboard adds practicality.

The ground floor also includes a utility room with fitted units and space and plumbing for a washing machine, along with a stylishly appointed shower room featuring a contemporary walk-in shower, WC and wash hand basin. A double bedroom on this level provides excellent flexibility for guests or multi-generational living.



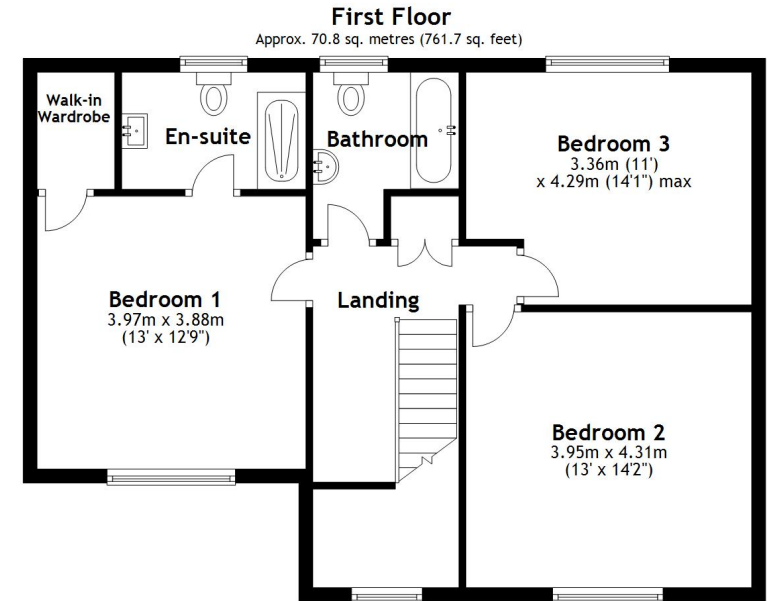
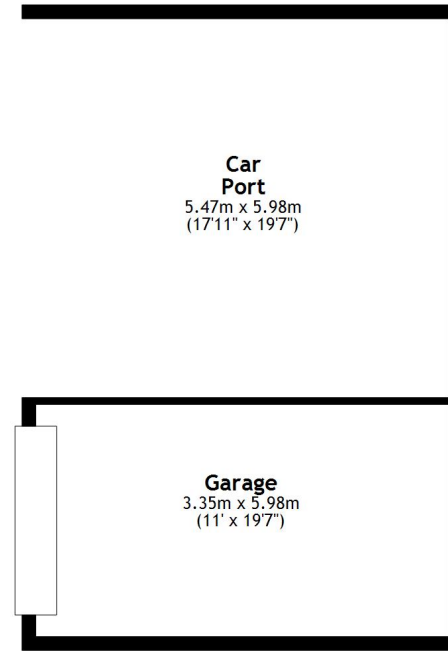
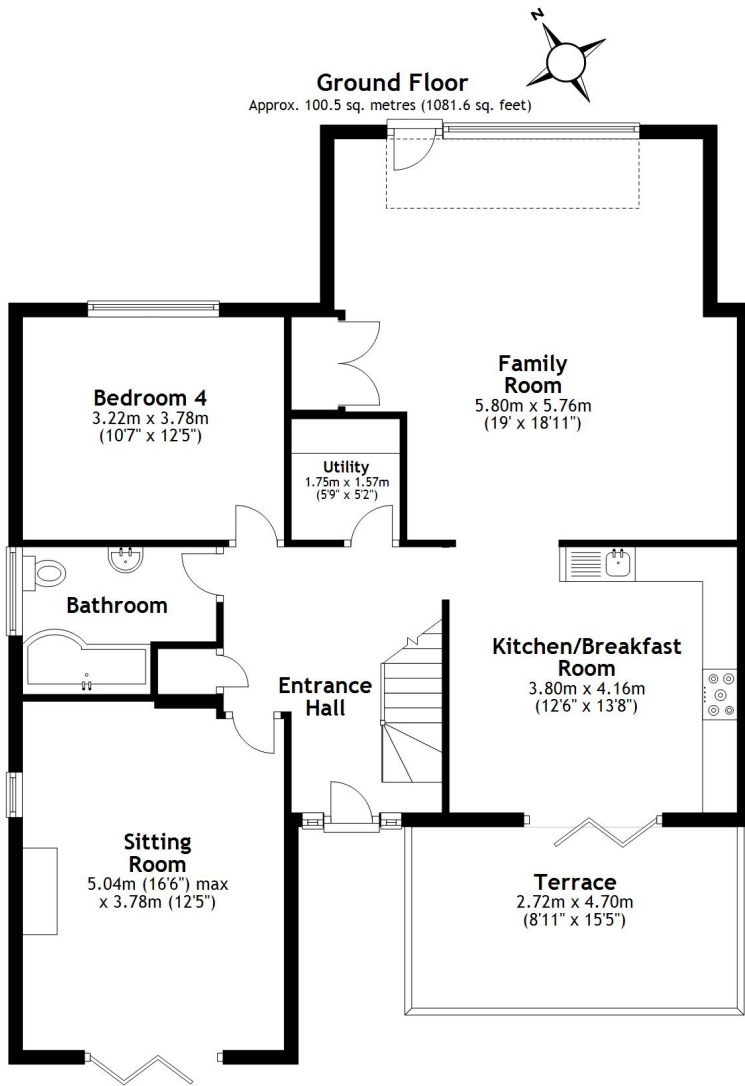


## First Floor

The first-floor landing includes an airing cupboard and leads to the principal bedroom, a spacious double room enjoying southerly views across Bailey's Meadow. This room benefits from a built-in wardrobe and a well-appointed en-suite shower room with a large walk-in shower, WC, wash hand basin and heated towel rail.

There are two further double bedrooms, one overlooking the rear aspect and the other to the front. The family bathroom is fitted with a bath, WC and wash hand basin, finished with contemporary flooring.





Total area: approx. 171.2 sq. metres (1843.2 sq. feet)  
Sunnyside, Baileys Meadow, Stoke Fleming

## Outside

A tarmac driveway provides ample parking and leads to a garage with an electric up-and-over door, alongside a generous double carport suitable for larger vehicles. The garage and carport are equipped with power and water, with useful storage space above.

The front garden is attractively landscaped, primarily laid to lawn and featuring a blossom tree, with a meandering pathway leading from the parking area to the house. A patio adjoins the front of the property, with steps rising to a decked terrace, perfectly positioned to enjoy the southerly aspect and accessed directly from the kitchen via bi-fold doors.

Access on both sides of the property leading to a rear courtyard area with additional storage and the external oil-fired boiler.



## Services

Mains services connected (except gas, not in the village). Broadband currently connected.

Tenure. Freehold

Council tax band: E

EPC:D

Property size approx. 1,843 Sqft

Floor plans not to scale.

## Viewings

Strictly by appointment only through Millard Cook in Dartmouth.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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