

UNDERHILL STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



UNDERHILL

Sitting in a lovely elevated position with wonderful views over the surrounding countryside and the Millpool is this beautifully presented contemporary five bedroom house, which is situated in a great position in the village being easily accessible by car and walking distance to the Millpool and all the village amenities.

The house has a lovely contemporary feel and is flooded with natural light with superb lateral entertaining space with the terrace and the view being a real focal point. A wide central hallway with a guest WC leads to the sitting room which is a lovely bright double aspect room with beautiful oak parquet floors which run the length of the ground floor. A woodburner, great views and access to the terrace make this a lovely all-year-round room. On the other side of the hallway is a superb kitchen / dining room with a range of cabinets, a range cooker and ample space for a dining room table and chairs and great views.

Upstairs the principal bedroom has a contemporary shower room with three further bedrooms and a family bathroom and a further box/cot room.

Outside a superb south-facing terrace runs the width of the house perfect for alfresco dining with a tiered lawn area to the rear of the house. The driveway provides off street parking for two cars and a double garage provides ample storage.

The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of the river Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating and sailing association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafés and a 13th-century church with an ancient yew tree. The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- NO CHAIN
- Beautifully presented throughout and finished to a high standard
- Flooded with natural light
- 5 bedrooms, 2 bathrooms
- Low maintenance rear garden
- Driveway parking and double garage
- Countryside and Millpool views





PROPERTY DETAILS

Property Address

Underhill, Broad Path, Stoke Gabriel, Totnes, TQ9 6SQ

Mileages

Totnes 4 miles

Exeter 24 miles

Plymouth 25 miles (approximately)

Services

All Mains Services

Solar Panels (Feed In tariff)

EPC Rating

Current: , Potential: TBC

Council Tax Band

Band G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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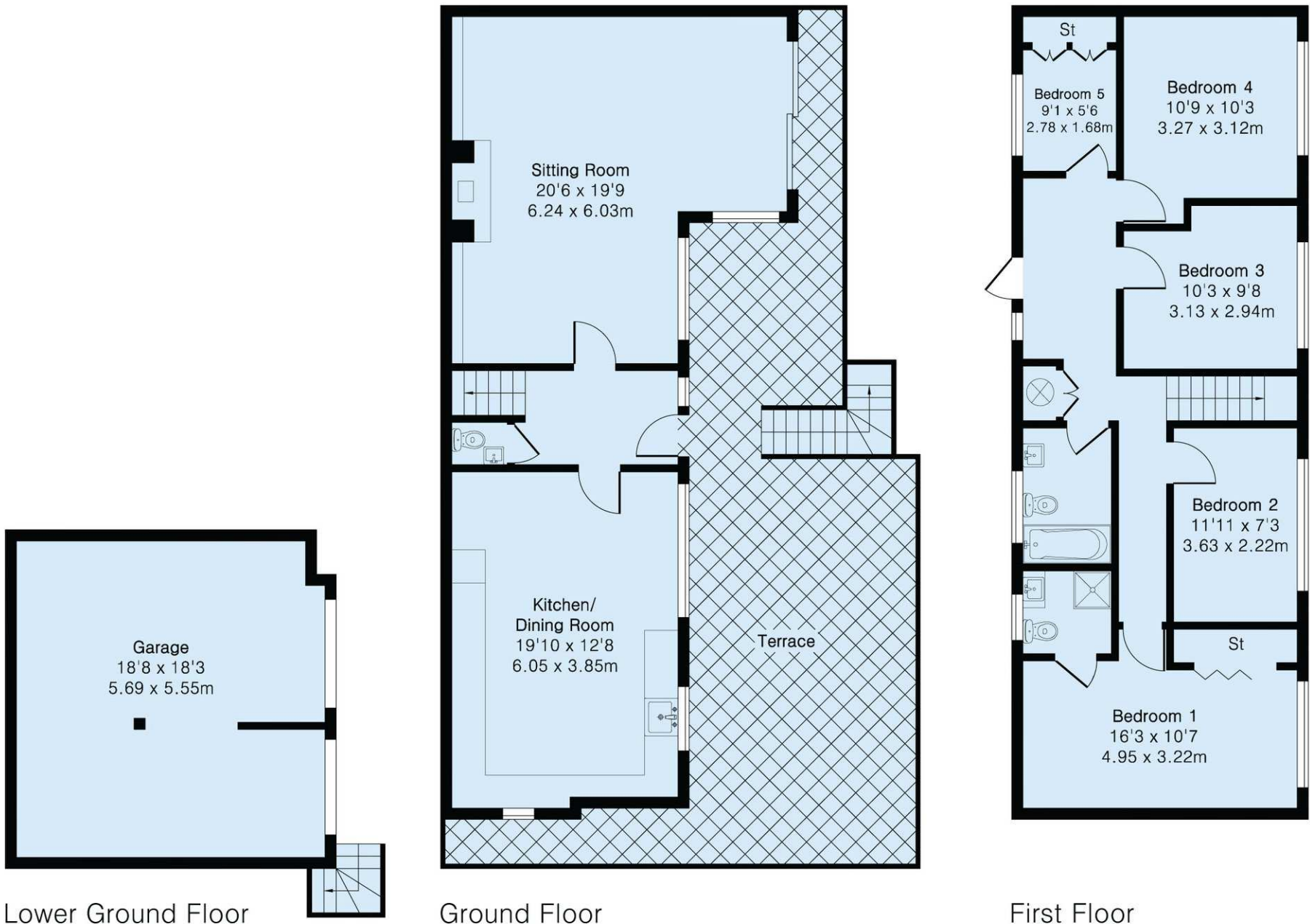
FLOOR PLAN

Approximate Gross Internal Area 1787 sq ft - 165 sq m

Lower Ground Floor Area 337 sq ft – 31 sq m

Ground Floor Area 694 sq ft – 64 sq m

First Floor Area 756 sq ft – 70 sq m





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