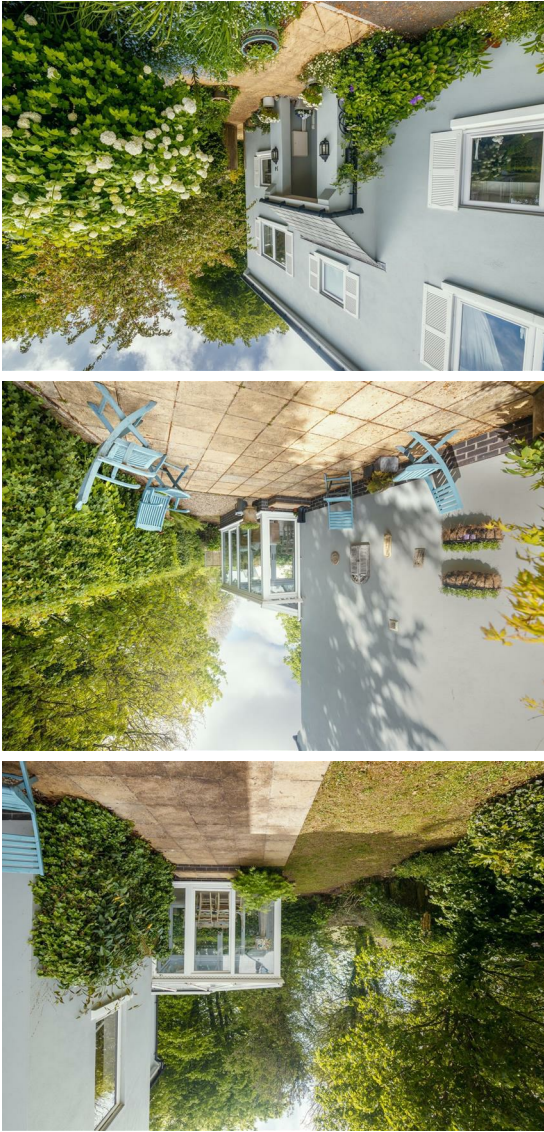


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Porter/Planners Ltd, 2026



14 Well Park Place
Dartmouth

Price £550,000

14 Well Park Place, Stoke Fleming, Dartmouth, TQ6 0PQ

No. 14 is tucked away in its own private corner, backing on to a wildlife corridor, ensuring birdsong in the morning, privacy, and wonderful outside spaces for alfresco dining. Built approximately 10 years ago, this lovely family home has the addition of a conservatory which is currently used as a dining room. This property is more than a house, it offers a lifestyle for those who enjoy gardening, nature on their doorstep and outdoor entertaining.

SUMMARY

A delightfully presented modern home where pride of ownership is reflected throughout.

DIRECTIONS

From Dartmouth proceed up College Way, passing Britannia Royal Naval College on your left. At the first roundabout turn left onto the A379 signposted to Stoke Fleming. On entering the village turn right up Church Road. You will pass the Village Shop and Post Office on your left. Continue up the hill passing the Green Dragon Pub on your right, past the green. Well Park Place is first on your right. Turn into Well Park Place, turn left and No. 14 will be ahead of you tucked into the right-hand corner. You can park on either the double car park in front of the property or on turning space to the right of No.14. (Informal short-term parking is allowed)

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

The entrance hall is welcoming and well-proportioned to greet guests. It has a coat cupboard and provides access to the Sitting Room, Kitchen, and Ground Floor W.C. Stairs rise to the bedroom accommodation above.

THE KITCHEN

This enjoys views over the front garden. There is an established camelia (white), crab apple tree, philadelphus and flowering cherry tree. The kitchen layout is open plan and flows seamlessly through to the conservatory. There is plenty of bench top space, with integrated appliances. These include a dishwasher, fridge/freezer, an electric eye level oven, and the hob is electric. There is an under bench washing machine. The kitchen without the original dining area is spacious and opens into the conservatory.

THE CONSERVATORY

This room has become the heart of this home. It really is the “room for all seasons”. The double glazing keeps the temperature to a comfortable level in the summer and the underfloor heating keeps it snug and warm in the winter. Currently used as a dining room it has been the focus of many a dinner party for friends and family. 3 sides have doors that open wide to make summer a treat in this special location.

THE SITTING ROOM

This elegant room has double doors that open out to the rear garden. There is potential for a wood burner should the new owner wish to develop that opportunity. It is delightfully bright and sunny.

BEDROOM FOUR

The smallest of all the bedrooms this single bedroom currently has the desk in it as well as a bed and would make an ideal office. It has a lovely outlook over the rear garden.

BEDROOM THREE

This twin is currently the grandsons’ room with toys galore. It enjoys a lovely view over the front garden through the crab apple tree and the flowering cherry tree.

BEDROOM TWO

This double bedroom enjoys views over the front garden and gets the first of the morning sun. It has a wall of built in wardrobes with mirrored finish. It has its own ensuite with shower, W.C. wash hand basin, heated towel rail and extractor fan.

THE FAMILY BATHROOM

This is located on the first floor and has a bath, W.C. wash hand basin and heated towel rail. It has its own extractor fan.

THE PRINCIPLE BEDROOM

Situated at the top of the house. Forget swinging the cat, you could swing a horse in this room? This really is a lovely space for the discerning couple. The measurements say it all. There is a wall of built in wardrobes with mirror finish. The ensuite, (another generously proportioned room) has a bath, shower, W.C. wash hand basin and heated towel rail. There is a storage cupboard next to the shower.

OUTSIDE

There are gardens to the front and rear of the house and as the home borders trees with TPOs and the wildlife corridor (currently known as the bat run) it really could be a conservationist’s delight. There is a mix of patios, hedges, established shrubs and trees. There are two garden sheds. There are plenty of bulbs for that Spring show.

OWNERS COMMENTS

We have loved our ten years at No.14.New opportunities have beckoned, and we are on our way. Our quiet hideaway in the corner has been a real joy no matter what the season and establishing the garden has been a labour of love. Bird song in the morning and sundowners in the evening, it doesn’t get much better. It was when we added on the conservatory at No. 14 that our home really blossomed. We had that space to entertain family and friends and in the quieter times the seasons really came alive. Some things we will miss, but it is someone else’s turn now.

SERVICES

- * On mains water, electricity and drainage
- * Air Source heat Pump Heating
- *Communal Charge of £134-160 every six months

COUNCIL TAX BAND: E

LOCAL AUTHORITY

South Hams District Council

EPC: D

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

In accordance with section 21 of the Estate Agents Act 1979 we declare that there is a personal interest in the sale of this property by someone associated with the company.

