

YEOMANS
NR DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



YEOMANS, PADDLELAKE, NR DARTMOUTH

Set within approximately half an acre of beautifully established grounds, this distinctive detached home offers an exceptional blend of contemporary design and period charm. Thoughtfully remodelled and extended, the property provides highly adaptable accommodation that could suit a variety of lifestyles, including multi-generational living, guest accommodation, or those seeking space to work from home.

At the heart of the home is a striking open-plan living environment designed for modern family life. A vaulted ceiling creates a wonderful sense of space, while large windows and bi-fold doors maximise natural light and provide a seamless connection to the surrounding gardens. A feature fireplace with wood-burning stove forms a focal point to the room, and there is ample space for both relaxing and dining. The kitchen is arranged around a central island, creating a sociable setting for everyday living and entertaining alike, and is well fitted and equipped with a comprehensive range of fitted cabinetry, integrated appliances and a Rangemaster cooker.

A welcoming entrance hall links the various parts of the property, enhancing the flexibility of the layout. On one side, a charming reception room showcases exposed beams and a wood-burning stove, creating a warm and inviting atmosphere. A staircase rises to a generous first-floor bedroom with characterful stonework and an elegant en-suite bathroom featuring a freestanding bath. This section of the property offers excellent potential for independent accommodation.

The principal bedroom suite occupies a private first-floor position and enjoys a vaulted ceiling with roof windows that flood the room with natural light. The accompanying en-suite bathroom has been stylishly finished, while an adjoining room provides versatility as either a dressing room, nursery or additional bedroom.

Further accommodation on the ground floor includes two well-proportioned double bedrooms, a contemporary shower room and a practical utility room with appliance space and additional storage.

Outside, the property is approached through timber gates leading to a spacious gravel driveway with parking for numerous vehicles. The grounds are a real feature creating an idyllic peaceful haven. Predominantly laid to lawn and the gardens are bordered by mature trees and established planting, creating a high degree of privacy. A stream runs along the boundary, enhancing the peaceful setting. Extensive outdoor seating areas include a covered veranda and decked entertaining terrace with wood burner, ideal for enjoying the gardens throughout the year, together with a separate paved patio for outdoor dining.

This is a beautifully presented, spacious, unique and versatile home that successfully combines character and contemporary living, all within a private and beautiful setting.

Paddlelake is a pretty rural hamlet surrounded by unspoilt countryside, offering a tranquil setting away from the hustle and bustle of everyday life. Despite its peaceful location, the property remains well placed for access to local amenities and the stunning coastline and beaches of the South Hams.

The nearby village of Blackawton, approximately two miles away, enjoys a thriving community and offers a range of everyday facilities including a popular primary school, village shop, church and traditional public house. For a wider selection of shopping, dining and leisure amenities, the historic riverside town of Dartmouth is within easy reach and is particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. Surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area, there are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

DECLARATION

Please note that the vendors of this property are 'connected persons' as defined in Section 21 of the Estate Agents Act. Oscar Hunt (brother of vendor) is a member of Marchand Petit.

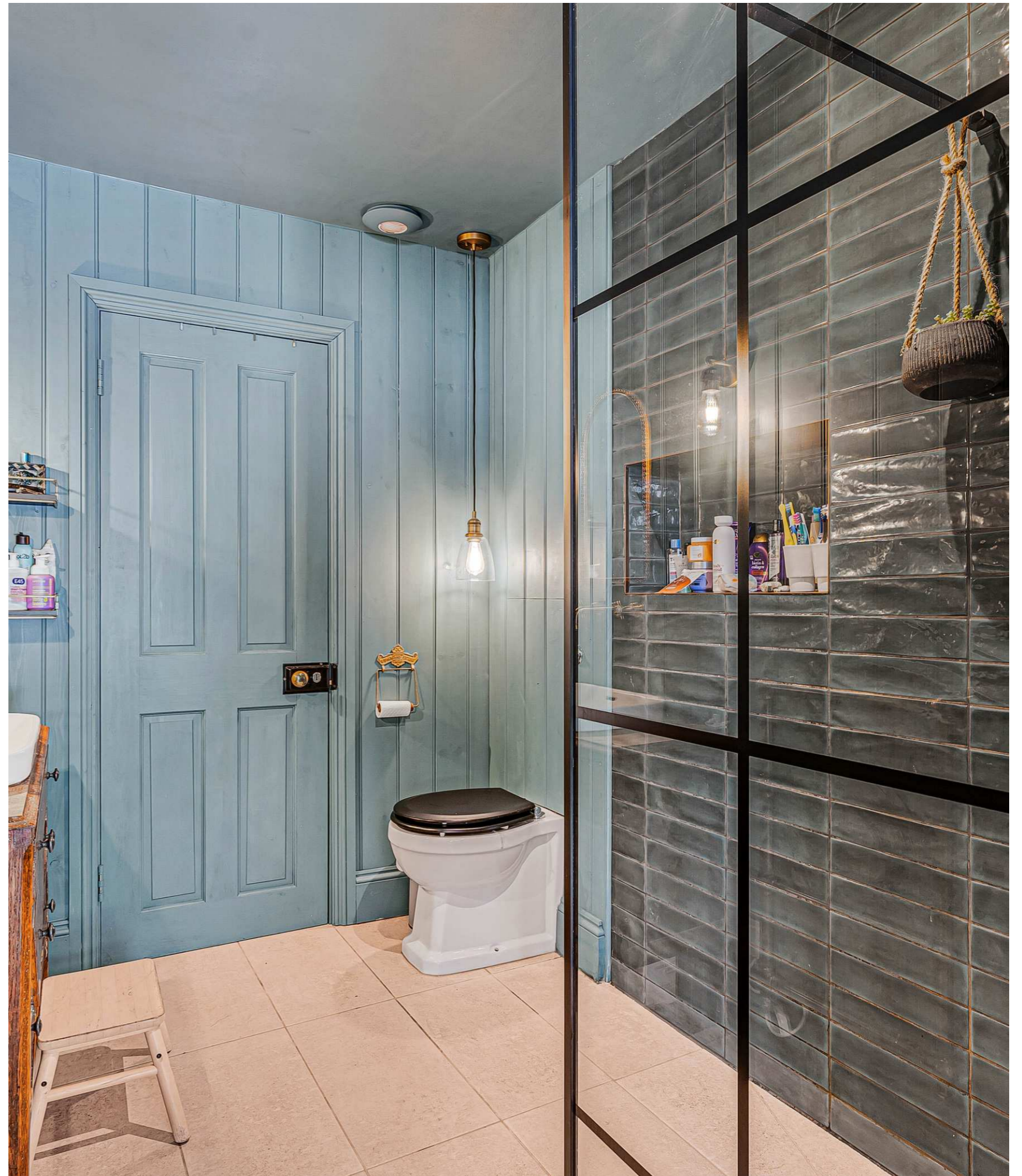




KEY FEATURES

- Beautifully renovated and extended detached home
- Versatile 4/5 bedroom accommodation
- Potential self-contained annexe for multi-generational living or income generation
- Stunning open-plan kitchen, dining and living space with vaulted ceiling and fireplace
- Two stylish en-suite bathrooms plus additional shower room
- Approx. 0.5 acre plot with mature landscaped gardens
- Ample driveway parking for multiple vehicles
- Peaceful countryside setting close to Blackawton, Dartmouth and the South Hams coastline





PROPERTY DETAILS

Property Address

Yeomans, Paddelake, Dartmouth, Devon, TQ6 0NA

Mileages

Dartmouth 4 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate

Services

Mains electricity and water. Private drainage. Oil fired central heating

EPC Rating

Current: D Potential: C

Council Tax Band

F

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

Directions

From Dartmouth take the A3122 towards Totnes. After approximately two miles turn left signposted to Hillfield and Bugford. Continue on this road passing Hillfield Village on the left hand side. The property will be found a short distance further along on the left hand side

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

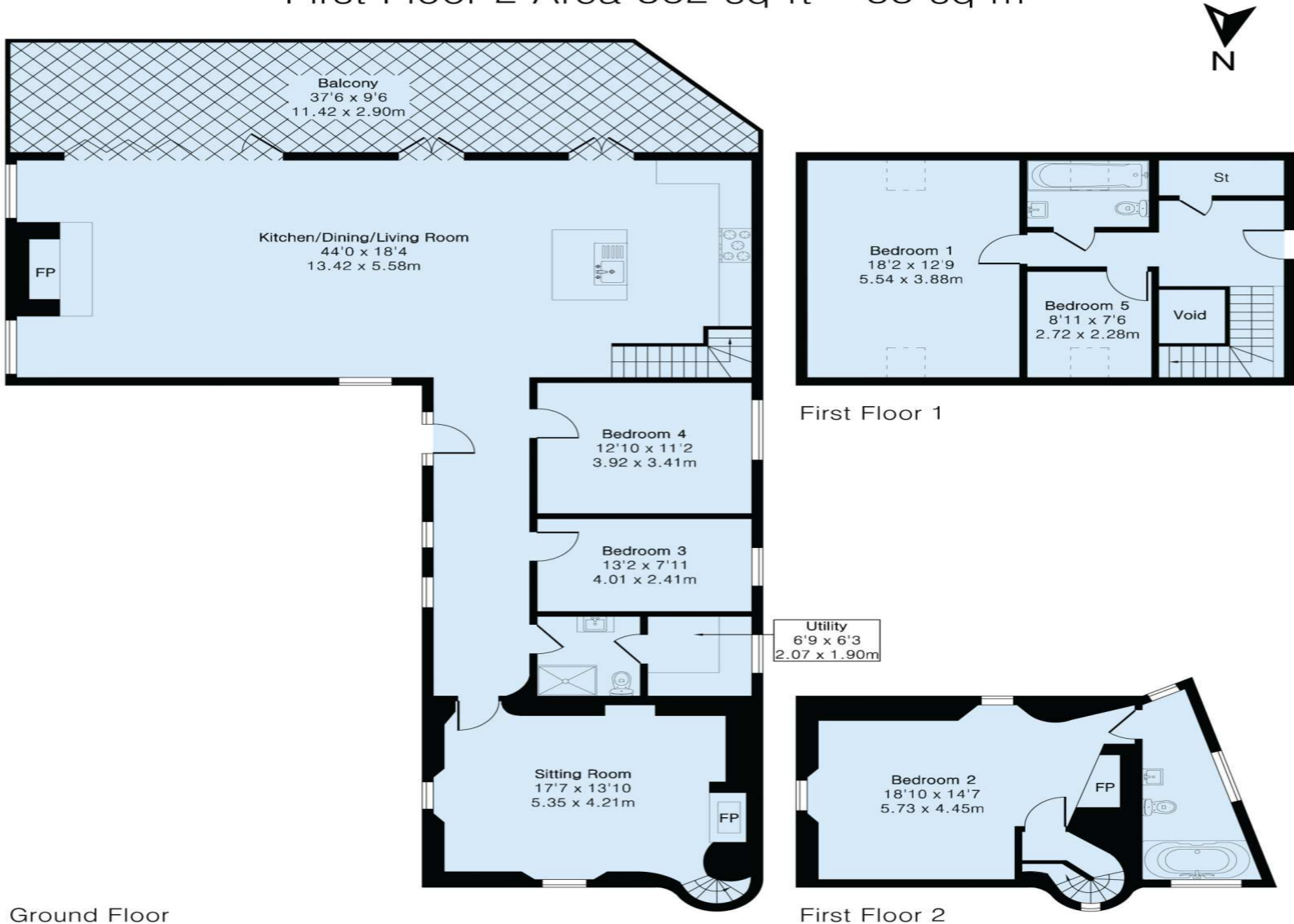
FLOOR PLAN

Approximate Gross Internal Area 2440 sq ft - 227 sq m

Ground Floor Area 1583 sq ft – 147 sq m

First Floor 1 Area 505 sq ft – 47 sq m

First Floor 2 Area 352 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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