

THE BOATHOUSE

MILL HILL • STOKE GABRIEL • DEVON





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A charming family home situated in a prime waterfront position in the heart of the South Hams in the popular and much sought-after village of Stoke Gabriel in an Area of Outstanding Natural Beauty. The property is next to the public slipway and pontoon with a recent history of providing rental income through holiday lets.

Open plan sitting room and dining room • Cloakroom • Ground floor balcony overlooking the water

Mezzanine kitchen

Principal bedroom with bay window and en suite bathroom • Two further bedrooms • Family or en suite bathroom
Laundry room

Balcony • Lower terrace • Lawned garden

In all about 1,296 sq ft (120.3 sq m)

Totnes 4 miles (Train to London Paddington) • Kingswear 8 miles
Dartmouth 8 miles (using ferry) • Exeter 29 miles
(All distances and times are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

The South Hams

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches.

The River Dart between Totnes and Dartmouth is widely regarded as one of the most scenic estuaries on the South Coast. The river winds inland cutting through steep wooded banks with wider creeks opening up at intervals at either side.

Stoke Gabriel, on the eastern bank, is about 6 miles inland from the sea and is one of the popular villages in the South Hams with its charming, winding streets running down to the picturesque harbour.

The Boathouse is situated on the village foreshore beside the public slipway in an elevated waterfront position. Lying off the property are a number of deep water moorings and a floating pontoon (not included in the sale and not part of the property). The Boathouse enjoys spectacular views upstream across Mill Pool, across to South Downs Wood and downstream towards the equally picturesque village of Dittersham. The village lies within an Area of Outstanding Natural Beauty.

Dartmouth and Kingswear are only 6 miles downstream and are famed as a yachting centre to provide a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Schools: In addition to the village primary school, South Devon College in Paignton is about 2 miles away. Churston Ferrers Grammar School Academy is about 3 miles away and King Edward VI Community College in Totnes is about 4 miles away. The Dartmouth Academy in Dartmouth is about 4 ½ miles away.

Shopping: Stoke Gabriel has a village school, a local shop, pub, church and post office. Nearby is the Elizabethan market town of Totnes, with its atmospheric streets and shops that includes a thriving market as well as a good selection of shops, supermarkets, restaurants and inns. For the widest choice Exeter offer theatres, shops, supermarkets, commercial and recreational facilities.





Sailing and Watersports: The village of Stoke Gabriel has a quay, a pontoon, slipway and a landing stage from which to enjoy the river. The village has its own sailing club or Boating Association. Close by on the River Dart are both the Dittersham Sailing Club and The Royal Dart Yacht Club in Kingswear, opposite Dartmouth. The whole stretch of the South hams coastline has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline.



Travel by Car: The A38 Devon Expressway is about 11 miles to the north, providing dual carriageway access to the M5 Motorway at Exeter.



Travel by Train: There are good Intercity rail services from Totnes (4 miles) (London Paddington 2 hours 50 minutes) and Exeter (29 miles) (London Paddington 2 hours 4 minutes).



Travel by Ferry: Brittany Ferries operate services to France, Spain and the Channel Islands from their terminal at Plymouth.



Travel by Air: There are a growing number of UK and international flights from Exeter Airport (30 miles). It also caters for private and chartered jets and helicopters too.

The Boathouse - for sale freehold

The Boat House was built in the late 1800s and remained a boat house until at least the 1950s. The upper floor was originally an apartment for the shipwright. It was totally remodelled and renovated in about 1984.

The property faces south east and has been designed to maximise the panoramic water views both from the interior and from the terraces and garden. The property is approached from the bottom of Mill Hill, beside the public slipway and pontoon.

The house is approached down a shared path to the private garden. Beside the front door is a secluded and sheltered terrace with views out across the water.



The front door leads through into an open plan sitting room and dining room area. There is a downstairs WC off the sitting room and French doors lead out onto a small, south-facing balcony. Beside the dining area is a metal spiral staircase that leads up to a mezzanine kitchen. The kitchen has an electric hob and two ovens.

The metal spiral staircase leads on up to the first floor landing. Off the landing is the principal bedroom at the front of which has a bay window and a door that leads out to a wooden decked terrace. This principal bedroom has an en suite bathroom. Also off the landing is a single bedroom with a WC and sink and a third double bedroom with its own en suite shower room behind. There is also a back door leading down to the terrace by the front door and a small laundry room.

Garden

A large balcony leads off the principal bedroom offering plenty of outside entertaining space. Steps lead down to a secluded 40-ft patio bordered by unspoilt woodlands and enjoying river views. With its built-in, native stone barbeque, this is the ideal place to dine outdoors on languid summer evenings. Steps lead from the

lower terrace up to a lawn at the rear of the property. The garden can be accessed from the rear via a public footpath that leads down to the river.

Income Generation

The property is currently let out through English Country Cottages at

<http://www.english-country-cottages.co.uk/cottages/the-boathouse-foq>

Services

Mains electricity, drainage and water. Gas-fired central heating.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel. 01803 861 234.

Viewing

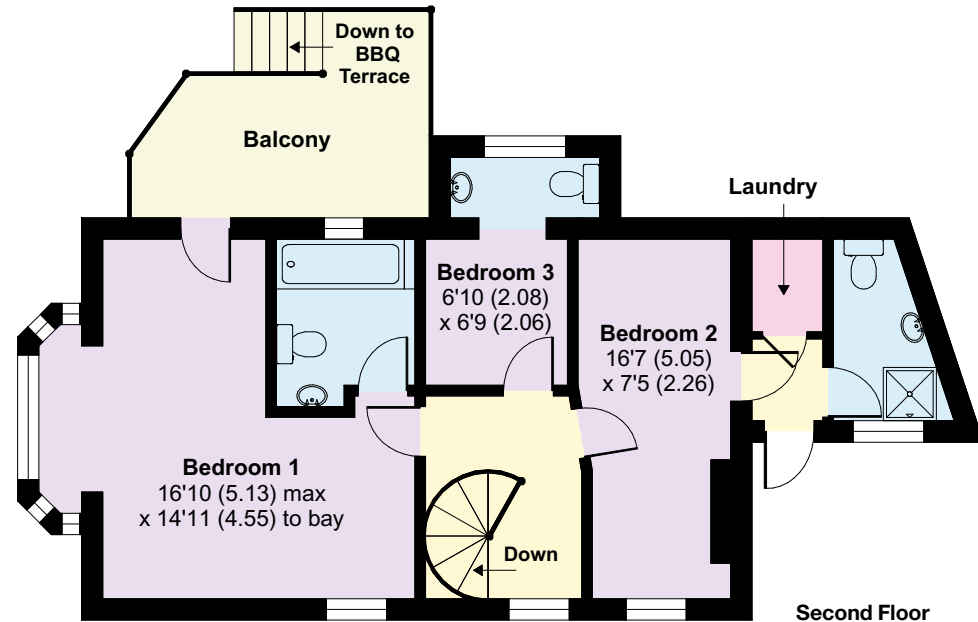
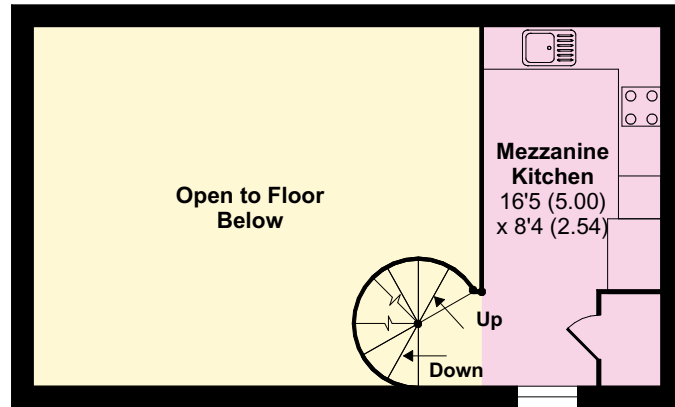
Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions (TQ9 6RD)

From Totnes, take the A385 towards Paignton and Torquay. Continue along this road and at Longcombe Garage (on the right) turn right before the garage. Continue along this lane and through the hamlet of Aish. Then turn right at Lembury Cross into Aish Road signposted for Stoke Gabriel. Proceed along the lane towards the village of Stoke Gabriel. Turn right at the T-junction onto Paignton Road and follow the lane down into the village. In the centre of the village turn right at the T junction into Mill Hill. Park at the bottom of the hill on the quay and the property will be found on the right hand side beyond two cottages and The Boating Association, through an archway.

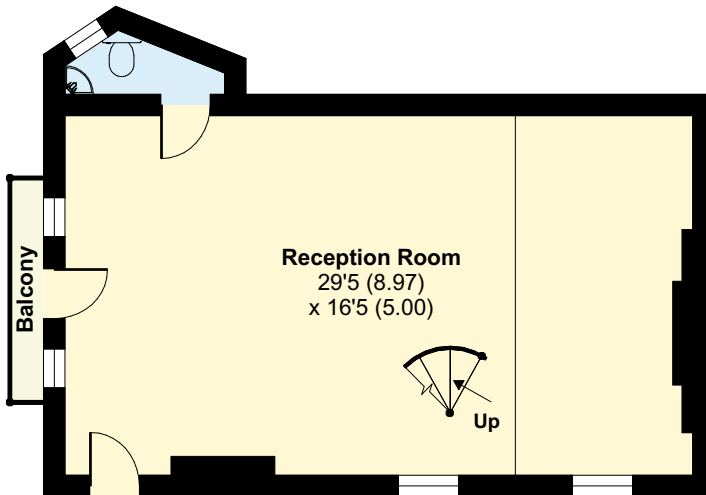


First Floor



Second Floor

Ground Floor



Approximate Gross Internal Floor Area
1296 sq ft 120.3 sq metres (excludes void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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