



STAGS

The Boathouse,
Stoke Gabriel

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Totnes, TQ9 6RD

Totnes 4 miles Dartmouth 8 miles (via ferry) Exeter 29 miles

- Open plan sitting room and dining room
- Ground floor balcony overlooking the water
- Kitchen
- Master bed with ensuite
- 2 further beds
- Family or ensuite bath
- Balcony
- Lower terrace and lawned garden

Guide price £795,000

SITUATION

The Boathouse is situated 30 yds from 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 the Mill Pool and downstream towards the picturesque village of Dittersham. Dartmouth and Kingswear are only 6 miles downstream and are famed as a yachting centre.

Stoke Gabriel itself is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school. This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car. Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

DESCRIPTION

The Boathouse 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



A charming family home situated in a prime waterfront position in sought after village of Stoke Gabriel





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.

ACCOMMODATION

(Please see accompany floorplan). Entrance door into an open plan sitting room and dining room area. Downstairs WC off the sitting room and French doors leading out onto a small, south-facing balcony. The dining area has a metal spiral staircase that leads up to a mezzanine kitchen which has an electric hob and two ovens. The metal spiral staircase leads on up to the first floor landing. Off the landing is the master bedroom, with ensuite and bay window and a door that leads out to a wooden decked terrace. Also off the landing is a single bedroom with a WC and a third double bedroom with its own ensuite shower room. There is also a back door leading down to the terrace by the front door and a small laundry room.

OUTSIDE

A large balcony leads off the master bedroom offering plenty of outside entertaining space. Steps lead down to a secluded 40' patio bordered by unspoilt woodlands and enjoying river views. With its built-in stone barbeque, this is the ideal place to enjoy alfresco dining. 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.

AGENTS NOTE

The property is currently let out through English Country Cottages at <http://www.english-country-cottages.co.uk/cottages/the-boathouse-foq>

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

SERVICES

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

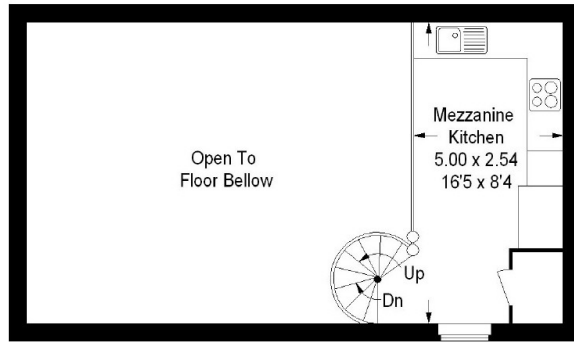
VIEWING

Strictly by prior appointment with Stags on 01803 865454.

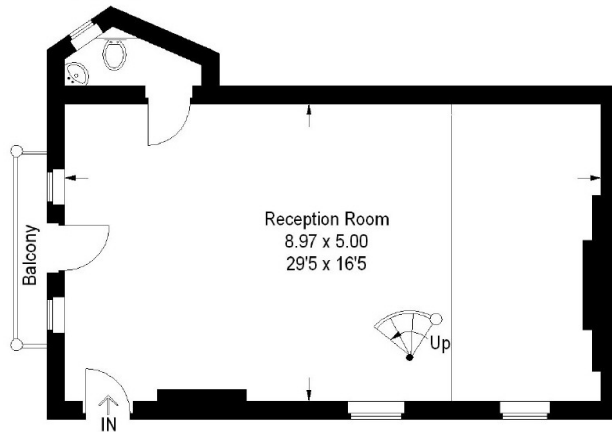
DIRECTIONS

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.



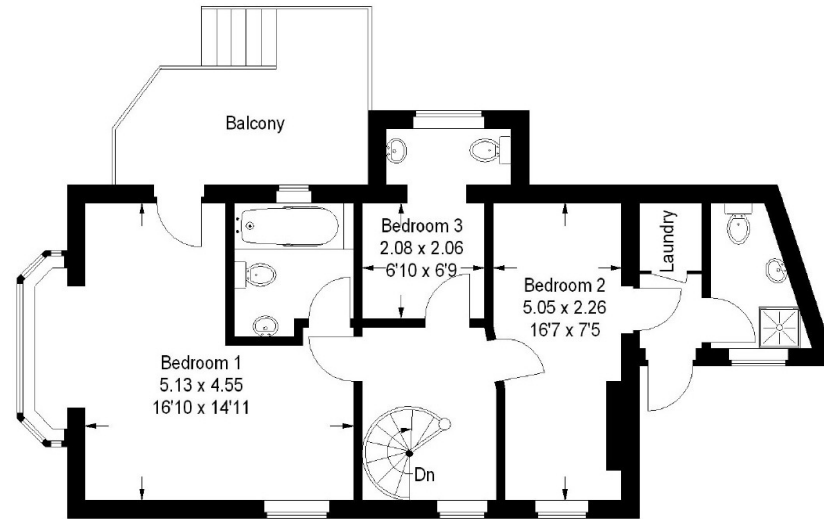


First Floor



Ground Floor

Approximate Gross Internal Area
120.3 sq m / 1296 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID188054)

These particulars are a guide only and should not be relied upon for any purpose.



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