



Amberley

Amberley, Stokenham, Kingsbridge, Devon, TQ7 2SZ



Beach 1 miles. Kingsbridge 6 miles. Totnes 14 miles. Dartmouth 10 miles

A deceptively spacious detached property that enjoys wonderful views from its elevated position. 3/4 bedrooms, 3 reception rooms, beautiful gardens and ample parking all within the highly desired village of Stokenham just a mile from the beach.

- Detached Property
- Beautifully Landscaped Gardens
- Countryside and Village Views
- Flexible and Spacious Accommodation
- Annex Potential
- Ample Parking and Garage
- Just A Mile From The Beach
- Desirable Village Location
- Freehold
- Council Tax Band: F

Offers In Excess Of
£700,000



SITUATION

Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar. It is half a mile or so from Chillington which also has a thriving local community and more facilities than many similar villages in the area which include a village Inn, post office/general stores, and centrally located health centre. Torcross, famous for its beach and the Slapton Ley Nature Reserve is just over a mile away whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.

DESCRIPTION

A spacious and naturally light detached property with flexible accommodation including three reception rooms, three double bedrooms, study/bedroom 4, situated in the popular village of Stokenham, in a favoured position, down a private lane enjoying south facing views over the village, church and beautiful rolling countryside.

ACCOMMODATION

Amberley benefits from delightfully light, deceptively spacious and superbly presented accommodation throughout. Entering through the useful porch with ample space for coats and boot and into a welcoming reception room/ dining room with engineered oak flooring throughout. WC/cloakroom. The sitting room has characterful beams, wood burner, patio doors to the front terrace and arched access into an office/ snug with patio doors leading out to the conservatory. The conservatory is a super place to sit and relax and enjoy the wonderful surrounding and countryside views, with direct access to the garden. The bright kitchen has a good range of wall and base units, integrated dish washer and space for a fridge freezer, and a range cooker with LPG gas hob and electric oven. An inner hallway leads to a lovely Guest Wing, with a double bedroom and a superbly finished shower room. Staircase leading to the lower ground floor, fitted with a stair lift for enhanced accessibility. At the opposing end there is the master bedroom which is a lovely dual aspect room with lots of built in wardrobes and French doors out onto the patio with views over the village and church, across to beautiful countryside, a double bedroom overlooking the garden and a family bathroom complete with a slipper bath, glass sink and WC. Useful large storage cupboard with boiler and airing cupboard.

Stairs lead down and an electric lift to the lower ground floor with vestibule area, door to the workshop on the left and ahead is a study/bedroom 4. The current owner has architect drawings to create a self-contained annexe.

OUTSIDE

The thoughtfully landscaped gardens wrap around Amberley with delightful planted borders, lawned areas and an excellent array of patio areas for alfresco dining. Greenhouse. The driveway/ carport provides parking and leads up to a garage with electric door providing parking for a further 4 cars and onto the workshop with power and light. The carport has had a new roof installed in July 2025. The property is accessed via a private road with only one other property at the end.

SERVICES

Mains electric, water and drainage. Oil fired central heating. Solar panels installed in 2022 contributing to the hot water and power. Superfast broadband is available (OfCom) Various mobile networks are available (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

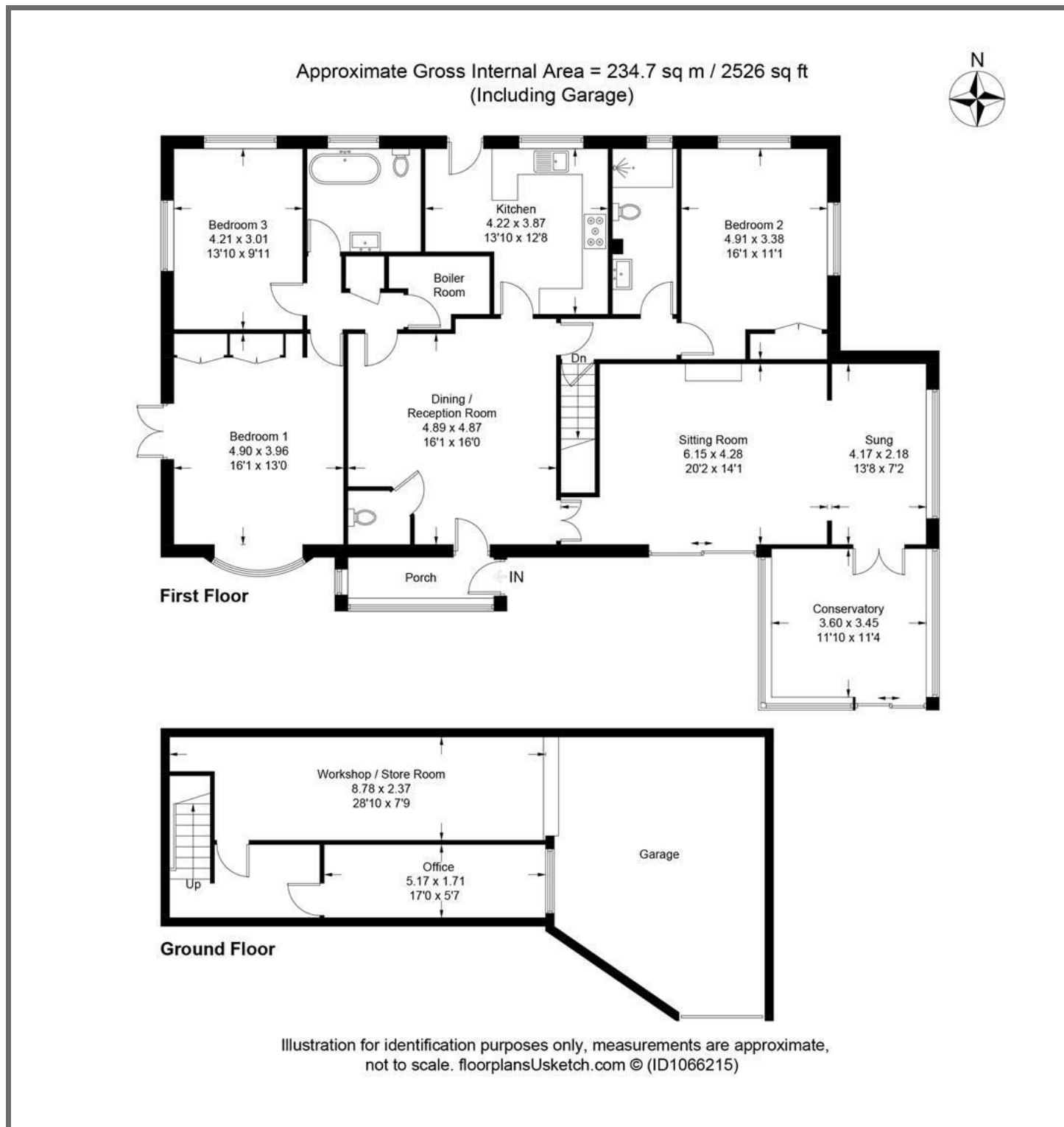
DIRECTIONS

Follow the A379 out of Kingsbridge to Stokenham. On the bend going out of Stokenham take the left hand road going past the Tradesmans pub and follow the private road keeping left. Amberley will then be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			

1 The Promenade, Kingsbridge, TQ7 1JD

01548 853131

kingsbridge@stags.co.uk

stags.co.uk



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