



Driftwood Lodge







Driftwood Lodge

Mill Hill, Stoke Gabriel, Totnes, TQ9 6RD

Totnes: 4.6 miles, Dartmouth: 18.2 miles, Exeter: 27.7 miles

A fantastic contemporary 4 bedroom waterside home in a sought after village with stunning waterside views



- A superb contemporary property
- Family bathroom
- Superb open plan first floor sitting room/dining room/kitchen
- Superb covered decked balcony
- Council Tax F
- 4 Double bedrooms
- 2 En-suite shower rooms and an en-suite bathroom
- Separate sitting room
- Freehold sale

Guide Price £1,350,000

Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454 | totnes@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Stoke Gabriel is a popular and sought-after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about four miles south-east of Totnes. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

Buyers see Stoke Gabriel as a lifestyle choice both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The highly regarded River Shack Bistro & Restaurant is within 200m from the property, serving delicious food from Tuesday to Sunday. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

DESCRIPTION

Driftwood Lodge, which was built in 2013, has recently undergone a detailed programme of refurbishment and is presented in very good condition. The property is located in the highly regarded location of Stoke Gabriel overlooking the Mill Pool and out to the River Dart.

The accommodation extends over two floors, with the added advantage of two entrances, enabling the lower ground floor to be further adapted to provide a secondary area of accommodation, or used as it currently is as part of the main house. The property is exceptionally light and spacious owing to the many large windows and vaulted ceilings on the first floor.

ACCOMMODATION

From the upper parking area, where there is ample space for multiple vehicles, low stone wall with lighting adjoins and a timber staircase which leads down to the walkway leading to the side of the property. A porch provides covered access into the hall, where there is a limed oak floor running throughout the first floor area. There is a useful storage cupboard with doors leading to two double bedrooms, both with vaulted ceilings, the larger bedroom having built-in wardrobes with sliding doors, a view to the front of the property and a sliding door to the en-suite shower room, with underfloor heating. A walk-in shower with a Mira shower fitting with good pressure off the boiler. Bedroom 2, also a double, has two Velux rooflights, useful storage cupboard and a single built-in wardrobe. There is a well fitted family bathroom, also with a vaulted ceiling with Velux rooflight, with a large oval bath and a separate fully tiled shower. The bathroom has electric underfloor heating.

The hallway opens through to the magnificent open plan kitchen/dining room/sitting room with a fantastic picture window with windows from the floor up to the apex of the roof and a pair of patio doors leading out onto the decked covered balcony. The sitting room has a wood burning stove on a slate hearth and ample space for a dining table and two sofas.





The well fitted kitchen has a gas-fired Stoves range cooker with five gas ring burner hobs and to the side there is an integrated refrigerator and freezer below. The kitchen has soft close drawers with kidney pull-out storage units with a 1½ bowl ceramic sink with a full sized integrated dishwasher. A particular feature of this room is, of course, the far-reaching southerly views over the Mill Pool and down to the well regarded River shack café where there is additional parking and access to the pontoon for launching a boat. From the sitting room a timber set of stairs lead down to the ground floor, which has an engineered wooden floor throughout. This space has been designed as a further sitting room with a bar area, with a built-in drinks fridge with wine storage to the side, a further integrated refrigerator, single sink and further storage. There is a pair of patio doors which lead out onto the rear terrace and garden. At the rear of this room there is a door to a further en-suite bedroom, currently set up as a twin room with built-in storage and an en-suite shower room with underfloor heating. There is a door to a utility room with space and plumbing for a washing machine and tumble drier with further storage cupboards.

At the far end there is a door to a large double bedroom which has a dressing area with built-in hanging rail and storage units and a useful, lockable, cupboard utilised for linen for the holiday home change overs. There is a large en-suite bathroom with a free standing bath, a separate walk-in shower with rainfall shower head. From this room there is a door leading to the Ideal Logic gas-fired central heating boiler, with a further door to outside. It was intended that this area could be occupied separately from the house, should the purchaser wish to have a separate base if the rest of the house was being let.

OUTSIDE

Accessed from the front door is a further flight of steps leading down to the ground floor area where there is a large gravelled area with a paved seating area, directly in front of the ground floor sitting room, with raised beds behind sleeper walls. There is firepit area with a path leading to a raised decked seating area to enjoy the southerly and westerly aspects. From the garden there is a side gate which leads onto the banks of the Mill Pool, to enjoy the many walks in the vicinity.

SERVICES

Gas-fired central heating, mains water, electricity and drainage. There is a Google Nest set-up for the central heating to enable it to be controlled from afar. Upto Ultrafast broadband available and reasonable mobile coverage.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment with Stags Totnes property office on 01803 865454.

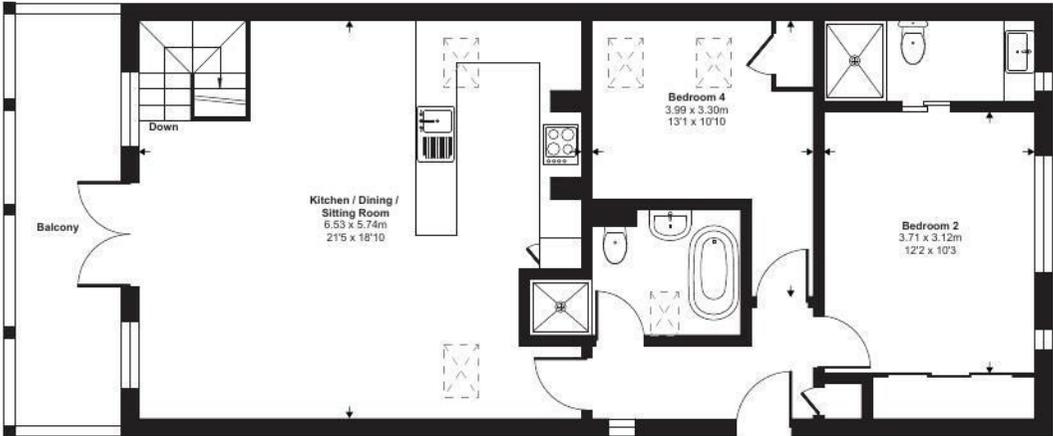
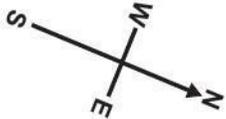
DIRECTIONS

From Totnes take the A385 towards Paignton. Stay on this road for approx. 2 miles & turn right sign posted Stoke Gabriel. Follow this road through the village of Aish, then turn right sign posted Stoke Gabriel. Proceed along the country lane towards the village and turn right again at the "T" junction. Continue into New Road and then into School Hill and proceed to the bottom and turn right into Mill Hill where you will find the property on the left hand side.

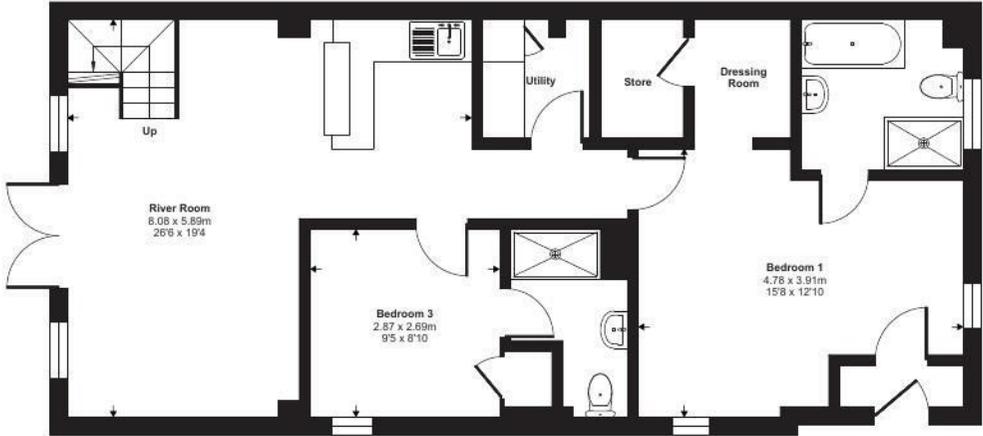


Approximate Area = 1636 sq ft / 151.9 sq m

For identification only - Not to scale



Ground Floor



Lower Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1094761



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 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



