



Coombeshute Cottage



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

Attractive cottage, located in the heart of this popular village with elevated garden enjoying views towards the Mill Pool

- No onward chain
- Popular Village
- Two Bedrooms
- Character cottage
- Elevated garden
- Freehold
- Council Tax Band D

Guide Price £280,000

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 village boating association also provides RYA sailing training for children and a year round calendar of boating events.

DESCRIPTION

Coombe Shute Cottage is a characterful 2 bedroom semi-detached cottage offering light and spacious accommodation arranged over 3 floors. Located in a convenient position giving easy access to the village centre, the Mill Pool and foreshore. The cottage is complemented by an elevated south facing garden which is split into a patio and lawn, accessed via a shared access and affording pleasant views over the village and towards the Mill Pool.

ACCOMMODATION

Front door leading directly in the sitting room with traditional wood flooring and opening with wood burning stove on a slate plinth, brick surround and stone beam above. Stairs leading to the kitchen / dining room with tiled floor, base and wall units, sink with drainer, space for washing machine and fridge, built in double oven, gas fired hob with extractor hood over and alcove with electric effect stove and door to side steps leading up to the garden. Door leading to cloakroom with WC and wash hand basin. Stairs rise from the kitchen to the first floor.

Landing leading to two bedrooms, one with built in cupboard storage space. Further stairs

to spacious family bathroom with tiled splashbacks, bath, corner shower, WC and wash hand basin set in vanity cupboards.

OUTSIDE

At the front of the dwelling is a small bordered garden with mature shrubs. A gate at the side of the property (with shared access) leads up steps to the rear garden which in turn has a paved patio area, an ideal space for entertaining with friends and family. Character steps lead to a raised lawned area surround by mature shrubs and flower borders with views towards the village and Mill Pool.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating.

LOCAL AUTHORITY

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

INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

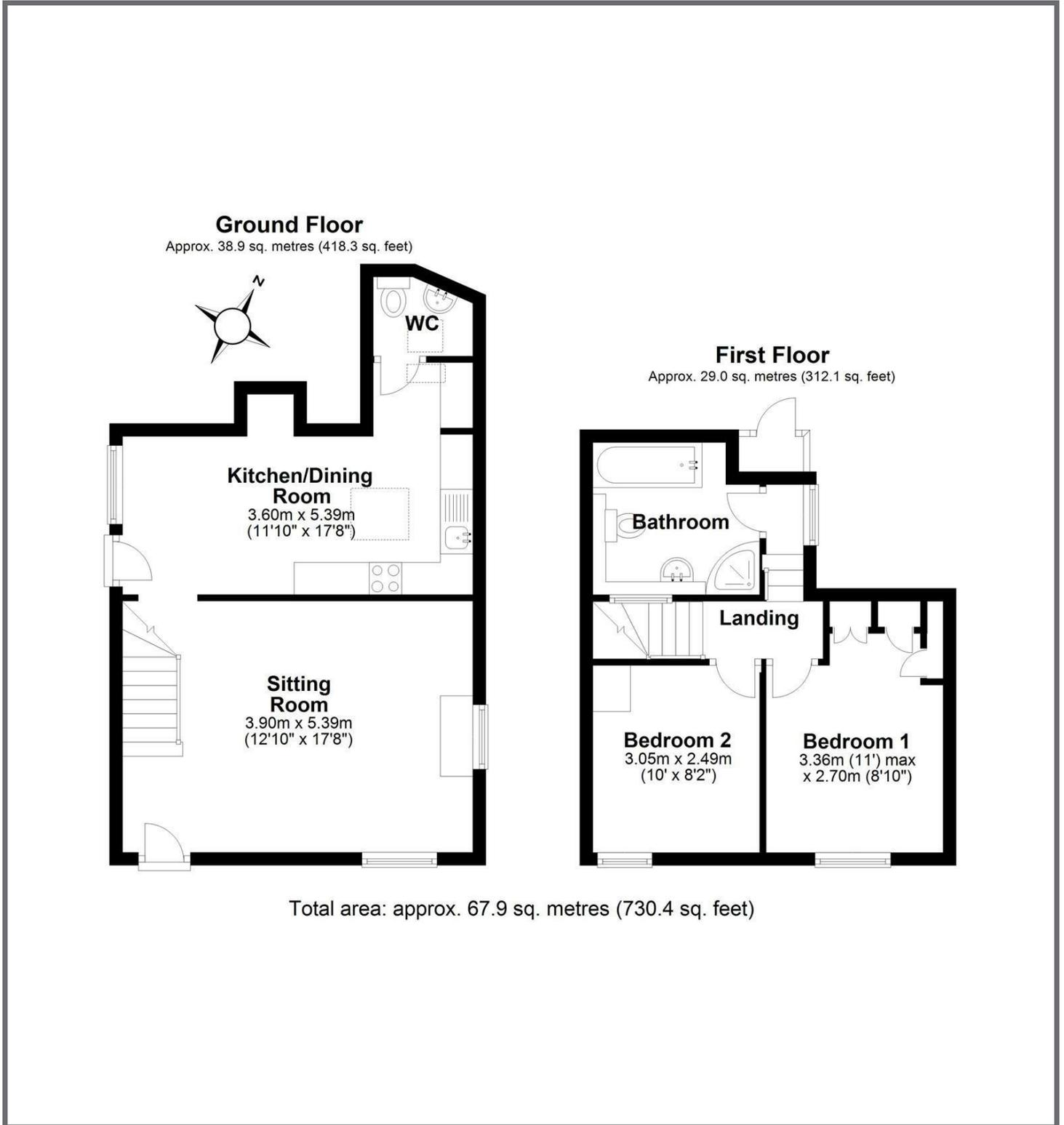
VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

From Totnes take the A385 signposted to Paignton and Torquay. Continue along this road out of Totnes and proceed for approximately 4 miles. Turn right into Stoke Road and continue along this road for approximately 2 miles, this will then become Paignton Road. Follow the Paignton Road into the village and take a left turning into Stoke Hill. Follow the road down bearing right into Lower Broad Path. At the bottom of the hill if driving it is best to park opposite the Millpool Development and walk up Coombe Shute a short distance where the cottage will be found on the right.





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

The Granary, Coronation Road, Totnes, Devon,
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Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			81
(69-80) C		64	
(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	

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