



---

11 The Ridings



11, The Ridings, Stoke Gabriel, Totnes, TQ9 6GG



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

A well presented modern bungalow set within an attractive development in one of the South Hams' most popular Dartside villages.

- Impressive modern bungalow
- Idyllic edge of village location
- Tastefully presented accommodation
- South-facing garden
- Social family reception space
- 2 Double bedrooms
- Off-road parking
- Freehold
- Council tax band: D

Guide Price £450,000



### SITUATION

Nestled in the heart of Stoke Gabriel, this charming bungalow enjoys a peaceful yet well-connected village location in the South Hams Area of Outstanding Natural Beauty. Stoke Gabriel, set on a creek of the River Dart, is beloved for its mill pond, riverside charm, and strong community spirit. The village offers excellent amenities including a primary school, post office and general store, two pubs, and a village hall. For leisure, boating, canoeing and riverside walks are all on your doorstep, while Totnes (just a few miles away) provides bigger-town services and a mainline rail link.

### DESCRIPTION

This is a modern, detached bungalow that has been tastefully presented throughout, offering approximately 900 sq ft of thoughtfully laid-out living space. The property combines contemporary design with a warm, welcoming feel. The sitting room is centred around a cosy fireplace, providing a focal point for relaxed family living. High-quality finishes, efficient energy systems with high levels of insulation, and a well-proportioned layout make this home both beautiful and practical.

### ACCOMMODATION

Towards the rear of the property is 11 the Ridings' reception space where a delightful aspect over the property's garden is enjoyed. The kitchen sits centrally, a range of modern wall and base units create ample workspace combined with integral appliances that include a dishwasher, electric oven and fridge/freezer; there is space for a dining table set beside the kitchen units. Beyond the kitchen/diner is the sitting room, this spacious room benefits from a dual aspect, a working fireplace and ample space for entertaining. Accessed from the kitchen is the utility room with ample space for white goods.

Towards the front of the dwelling is the two double bedrooms, the master bedroom features access to the garden to be enjoyed in the warmer months while an en suite shower room comprising a shower, wash hand basin and WC. The second bedroom is again double in size that can cater as a guest bedroom,

children's bedroom or a home office. The family bathroom, set in the middle of the property, comprises a shower over bath, wash hand basin and WC.

### OUTSIDE

Outside, the property offers off-road parking for two cars, a rare and valuable feature in village settings. To the rear, you'll find a private, south-facing level garden—a tranquil retreat framed by mature planting, where you can enjoy outdoor dining, gardening or simply relaxing in the sunshine. The garden's level terrain ensures it is accessible and low-maintenance, making it perfect for all ages.

### SERVICES

All mains services connect, gas fired central heating. Ofcom advises that ultrafast broadband is available and mobile coverage via the major providers is likely. Service charge for 2025 was £258.92.

### LOCAL AUTHORITY

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

### 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 and down to the T junction. Turn left and then turn right on to Ford Way where you will find The Ridings a short distance on the right, the property can be found as the last on the left hand side.





