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## The Retreat

The Retreat, Church Road, Stoke Fleming, Devon, TQ6 0PX



Dartmouth 3 miles; Kingsbridge 12 miles;  
Totnes 13 miles

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A charming and beautifully presented village home with a south facing garden, combining character and modern comfort within walking distance of the coast

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- Character village home
- Walking distance to Blackpool Sands
- Four bedrooms, one ensuite
- South facing garden
- Kitchen with island
- Study
- Summerhouse and store
- Central village setting
- Freehold
- Council tax band E

Offers Over £600,000

#### SITUATION

Stoke Fleming is a quintessential South Hams village, set within an Area of Outstanding Natural Beauty and enjoying an elevated position above Start Bay. The village offers a strong sense of community with a primary school, village shop with Post Office, public house, restaurant, church and village hall, together with playing fields and sports facilities.

The award-winning beach at Blackpool Sands lies less than a mile away and is widely regarded as one of the finest stretches of coastline in the South Hams. The historic naval town of Dartmouth, just a few miles distant, provides a comprehensive range of shops, restaurants and galleries. Totnes, to the north, offers a mainline railway station and access to the A38, connecting to Exeter, Plymouth and beyond.

#### DESCRIPTION

Enjoying a central village setting and an easy walk to both amenities and the coast, The Retreat is a delightful and characterful home offering versatile accommodation ideally suited to modern family living.

The property blends period charm with contemporary comfort, featuring exposed timbers, stonework and fireplaces alongside a well-appointed kitchen and stylish bath and shower rooms. The layout provides a natural flow between the principal reception spaces, creating a sociable and welcoming environment, while outside the south facing garden offers a private and sheltered setting for relaxation and entertaining.

#### ACCOMMODATION

The property opens into a spacious entrance hall/snug with a wood burning stove. Steps rise to the dining room with exposed beams, leading through to the sitting room with feature fireplace and garden access.

The kitchen/breakfast room is well fitted with a range of units, central island and space for appliances, complemented by character features including a Belfast sink and exposed stonework. A stable door leads to the garden.

A separate study provides a useful additional reception space.

On the first floor are four well-proportioned bedrooms, including a principal bedroom with ensuite shower room. The remaining bedrooms are served by a family bathroom.

#### OUTSIDE

The property is approached directly from Church Road. To the rear, and accessed from both the sitting room and kitchen, is a delightful enclosed south facing garden. A paved terrace with pergola provides an ideal space for outdoor dining, with steps leading onto an area of lawn bordered by mature planting.

There is a useful utility/store room with power adjacent to the kitchen, together with a summerhouse, greenhouse and log store. A pedestrian gate provides additional access from New Road.

The current owners also rent two stables and a paddock nearby, which may be available by separate arrangement.

#### SERVICES

Mains electricity, water and drainage. LPG supply to the kitchen hob. Electric heating throughout, controlled in zones by individual thermostats. Underfloor heating to the ensuite.

According to Ofcom, ultrafast broadband is available, and mobile coverage is generally good outdoors with variable indoor reception.

#### DIRECTIONS

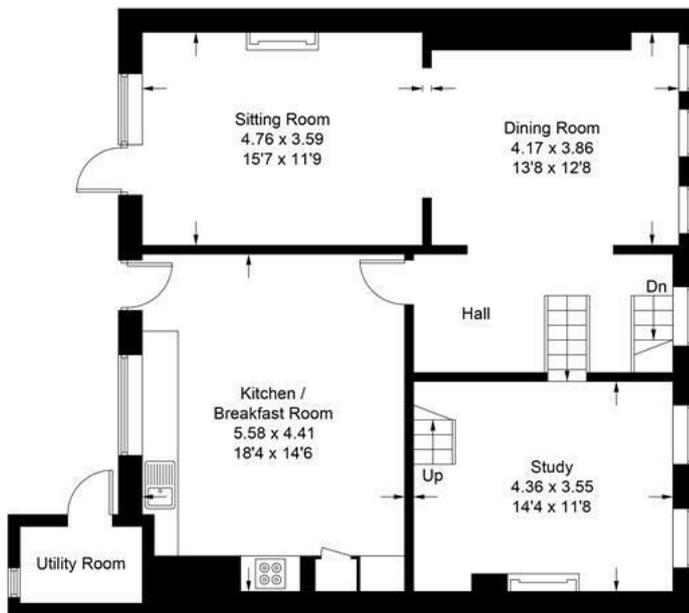
From Dartmouth proceed up College Way past the Naval College and at the roundabout turn left onto the A379 signposted Stoke Fleming. Continue into the village and, upon reaching the village shop, turn right into Church Road. The property will be found a short distance along on the left-hand side.



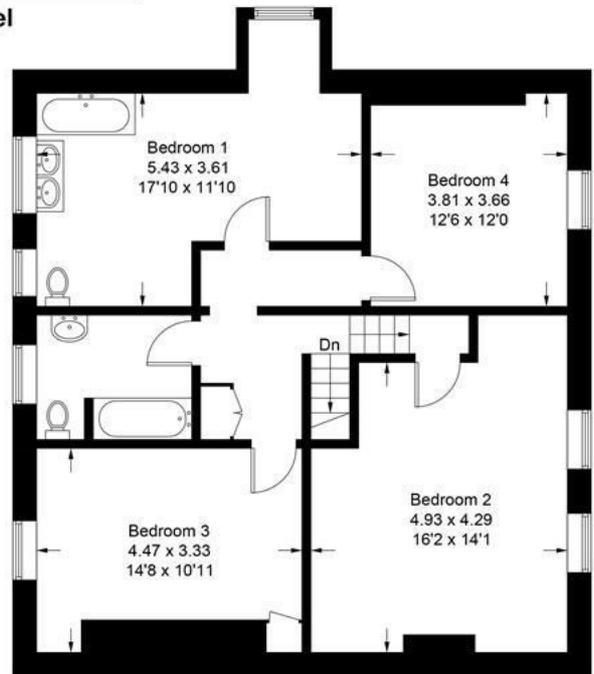
Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft



Entrance Level



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1165962)

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
89-100	A		
81-88	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F	32	
1-34	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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