



Elm Vale Lodge



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Gattery Lane, Brixham, Devon TQ5 0HE

Totnes 11 miles Kingsbridge 13 miles Exeter 39 miles

A stunning, contemporary & detached 4 double bedroom 3 bathroom property with an impressive outlook of rolling hills and the sea beyond.

- Immaculate, contemporary detached property
- A stunning surround sun terrace
- Four double bedrooms with two en-suites
- Spectacular uninterrupted views
- Beautifully planted and landscaped gardens
- Detached double garage

Offers In Excess Of £950,000

SITUATION

Gattery Lane is located on the outskirts Kingswear, ideal for connection to Dartmouth and the further surrounding coastline, in particular the stunning National Trust Man Sands beach, a sand and pebble beach that is open all year round for keen dog walkers. A lovely walk from the property. Access to Exeter via A380.

DESCRIPTION

A magnificent 4 double bedroom detached property with uninterrupted views out over the surrounding rolling countryside and out to the sea beyond. A wonderful offering with intelligent utility improvements, including under floor heating and 21 solar panels, aluminium powder coated double glazed windows throughout. Beautiful gardens and benefiting from a detached double garage and ample driveway parking.



ACCOMMODATION

Located on a quiet country lane and the last of just 5 properties, Elm Vale Lodge built in 1932 and substantially redeveloped and reorientated in 2013, is a stunning property set amongst rolling countryside and yet with wonderful uninterrupted views out to sea.

Gated driveway entrance leading down to the garage and plenty of parking. Solid oak door into a wide entrance hallway, with full under-stairs storage. Double oak glazed doors open to the living accommodation and its stunning aspect out over the gardens and views beyond. The living room has a Clearview log-burner set into a stone fire-place in the sitting area and steps down to a superb garden-room with full window surround and sliding doors out to a wrap around sun-terrace.

Oak steps down to an open plan kitchen diner with breakfast bar, again with full-length opening patio doors out, porcelain tiled flooring with underfloor heating. Door to side to the useful utility room, with additional storage access to the downstairs WC and a glazed back door leading to the driveway and garage.

There are 2 bedrooms downstairs and a spacious family bathroom with separate shower and bath. Bedroom 3 boasts a bay-window with lovely views out over the gardens.

Upstairs is fabulous. Bedroom 2 an en-suite bedroom is well designed to offer full views through landscaped picture windows. Full built-in storage on the landing and down to the master suite, a wonderful space with vaulted ceilings, walk-in closet, en-suite and access to the stunning glazed/decked balcony boasting a fantastic outlook.

OUTSIDE

The property is approached via a tarmacadam driveway with parking for 4 vehicles. There is a double garage currently split to offer a separate space ideal as an art studio or alternative accommodation / movie room. Sweeping beautiful landscaped gardens, well-stocked with established shrubs, herbaceous plants and numerous specimen trees to include, fruiting Fig, Damson and Greengage. Undercroft basement with power, ideal for garden tools. Outside tap and lighting.

Surrounding the ground floor living accommodation is an impressive stone sun-terrace with a contemporary glazed balustrade.

SERVICES

Mains services are connected with oil fired central heating; wet under floor heating in the garden room, kitchen & utility area. The property also benefits from 21, 3.9 kw solar panels and providing free hot water via an immersun. Private Drainage.

TENURE

Freehold

LOCAL AUTHORITY

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

DIRECTIONS

From Dartmouth take the Higher Ferry across to Kingswear, follow the road round to the 1st roundabout. Take the 2nd exit and turn right. Follow the road for about 3 minutes and Gattery Lane will be the 2nd turning on your right. Elm Vale Lodge is the last property on your right hand side.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the sole agents Stags, Dartmouth 01803 835336.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		94
(81-91) B		
(69-80) C	75	
(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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