



The Old Bakehouse





# The Old Bakehouse

18a Church Road, Stoke Fleming, TQ6 0PX

Dartmouth 3 miles Kingsbridge 12 miles Totnes 13 miles

A charming, semi-detached property set in the heart of a much favoured village within walking distance of the beach.

- No Onward Chain
- 10 Minute Walk to Beach
- Pretty, Enclosed Garden
- Freehold
- 3 Double Bedrooms (1 Ensuite)
- Sought-After Village
- Ideal Lock up and Leave
- EPC F / Council Tax B

Guide Price £380,000

## SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty, with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay.

Less than a mile away is the award-winning beach of Blackpool Sands considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops

## DESCRIPTION

The Old Bakehouse is a charming semi detached property, situated in the heart of the highly sought-after village of Stoke Fleming. The property is in an enviable position close to all the village amenities, and within a pretty 10 minute walk of the beautiful Blackpool Sands beach. Set in a quiet position away from the road the property features a spacious sitting dining room with separate kitchen both benefitting from a wonderful vaulted ceiling with exposed wooden beams. Downstairs there are three double bedrooms (one ensuite) and a bathroom. Outside, there is a west facing decked terrace over looking pretty, mature gardens.





## ACCOMMODATION

A delightful stable door opens to a spacious sitting/dining room with impressive vaulted ceiling and exposed beams. Triple aspect windows fills the room with natural light whilst there is a feature electric stove making this a cosy space. There is also plenty of room for sitting and dining furniture. Next to the living area is the kitchen which has the same vaulted ceiling and exposed beams as the living area and features a range of floor and wall mounted units above and below tiled surrounds. The kitchen has an integrated electric oven, hob, washing machine and dishwasher whilst there is space for a fridge/freezer and a breakfast table.

Stairs lead down to the lower ground floor where there are three bedrooms that will accommodate a double bed. Bedroom one has an ensuite shower room whilst there is an additional bathroom with bath with shower over, WC, wash hand basin and heated towel rail.

## OUTSIDE

A timber gate opens from Church Road to a flagstone path which leads to the west facing decked terrace and garden. The terrace can be accessed from the front door to the property making this a perfect spot for alfresco dining. Beyond the terrace are pretty, mature gardens with an area of lawn bordered by mature shrubs providing a wealth of colour and privacy.

## SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

## TENURE

Freehold.

## 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).

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.


## DIRECTIONS

On leaving Dartmouth proceed up College Way past the Naval Collage, turn left at the roundabout signposted Stoke Fleming (A379). Continue through to the village, once you see the Village Shop turn right on to Church Road. The Old Bakehouse will be found a short distance on the right-hand side.







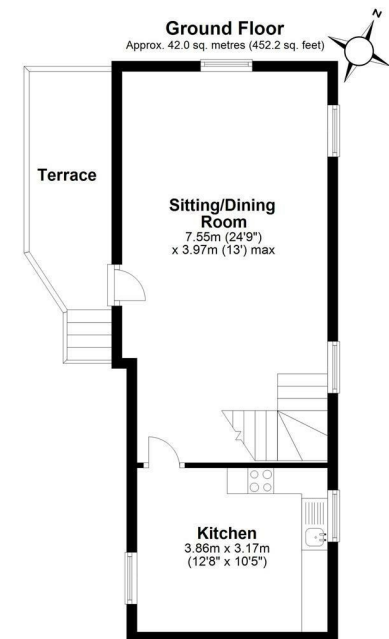
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	38		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Total area: approx. 86.9 sq. metres (934.9 sq. feet)



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