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4 Long Rydon
Stoke Gabriel, TQ9 6QH

A large well appointed detached house with spacious accommodation on the edge of a sought after village

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

• A bright and spacious well designed house • Large open plan sitting/dining/kitchen • Snug • 5 bedrooms • 2 ensembles • Family bathroom • Detached home office/gym • Large terraced patio and decked area • Double garage • Parking for 6+ vehicles •

Guide price £749,950

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SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school.

This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington.

The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

DESCRIPTION

This property is a substantial detached family home in Stoke Gabriel with flexible living accommodation and delightful outside space.

The house has been improved and extended by the current owners to now provide much sought after spacious open plan living areas which flow out onto the facing patio and gardens.

Being set back from the road and approached through a pair of electrically operated entrance gates, the house is very private.

ACCOMMODATION

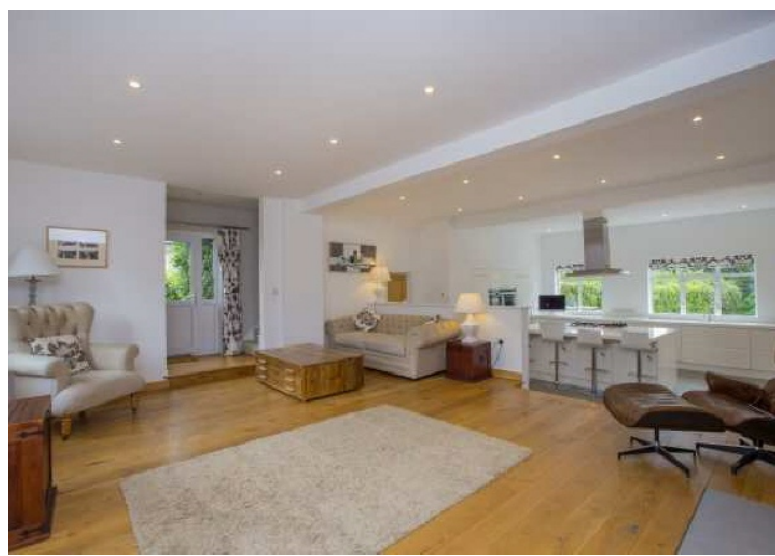
The entrance porch provides access to the staircase hall with doors to snug with working fireplace and marble surround.

Door to playroom/music room with steps down into the dining area and a step into the open plan sitting room with a built in woodburning stove. Door to the outside and second staircase rising to the first floor.

Fantastic open plan sitting room provides access to the large kitchen which is fitted with a bespoke kitchen, comprising two built in Candy dishwashers, ample storage with soft close cupboards and drawers. Two Siemens double ovens with warming drawers under and a full height AEG built in freezer and full height Bosch built in fridge.

The breakfast bar has seating for 4 to one side with a Siemens 6-ring gas hob with Siemens extractor hood over.

There is a useful storage cupboard to one side of the kitchen and a step down to the dining room with bi-fold doors out onto the decked area which, in turn, leads to the large slate paved patio.



In the dining room there is a door to a large understairs cupboard, currently used for wine storage and a door to the utility room with a range of fitted units with space and points for washing machine and tumble dryer. Door to ground floor cloakroom and boiler and further door to outside.

From the entrance hallway, stairs rise to the first floor providing access to the elevated decked terrace which provides a fantastic vantage point from the property to view the surrounding countryside and to the private area of garden below. To the right of the staircase there is a door to the airing cupboard and bedroom 1 with ensuite shower room. Two further bedrooms and separate WC.

To the left of the stairs there is a wider landing with door to bedroom 4. Family bathroom with separate shower cubicle. Master bedroom with dressing room and built in wardrobe. Ensuite bathroom with timber floor, bath, large shower cubicle and built in WC and sink unit.

OUTSIDE

There is a double garage to the front of the property with an electrically operated up and over door with side access door.

Ample parking for numerous vehicles in front of the property and to one side which enables access to the garden at the rear.

At the bottom of the garden there is a timber clad home office/gym with an exterior timber decked area and internally has power connected with a separate storage area and

ladder to a mezzanine area. From here, there is an attractive view of the property and access to a further garden area.

The property benefits from a large level area of garden to the rear below the slate terrace which is perfect for al fresco dining and entertaining. The garden can be accessed from both sides of the property or from numerous access points to the rear.

SERVICES

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

LOCAL AUTHORITY

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

VIEWING

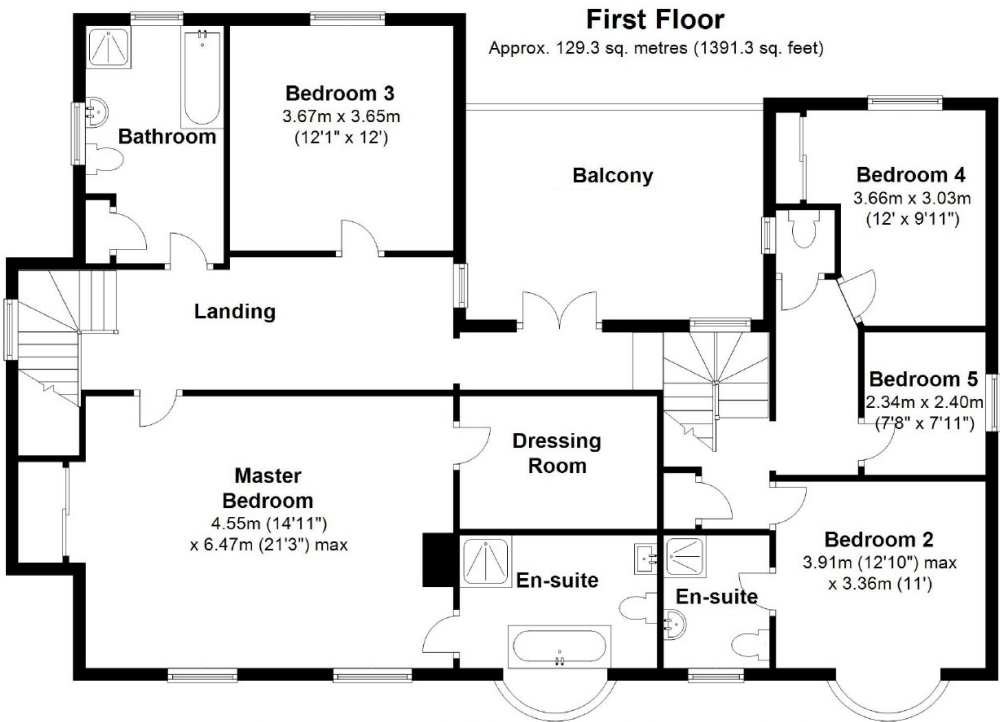
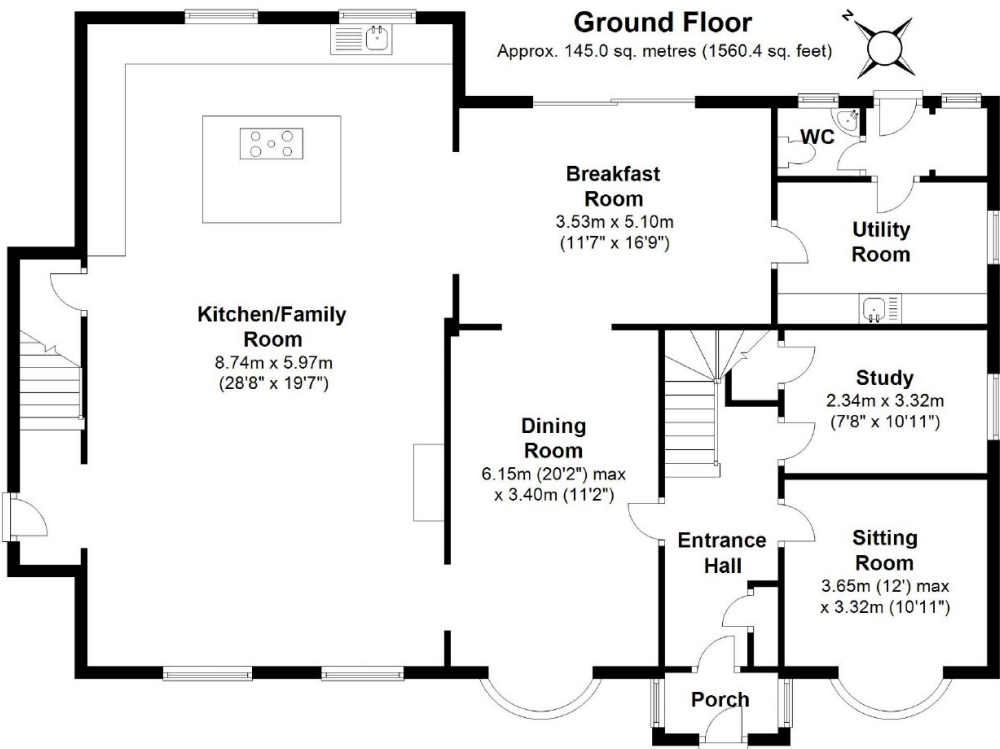
Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

On approaching Stoke Gabriel, turn left into Rydon Acres, and follow the road round to the left into Long Rydon and number 4 will be found, the fourth one along on the left hand side and approached through a pair of electric gates.



4 Long Rydon, Stoke Gabriel



Total area: approx. 274.2 sq. metres (2951.3 sq. feet)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	72	77
EU Directive 2002/91/EC		