

Wells Park

Farmhouse





*May your cottage roof be
well thatched and those
inside well matched - Irish Blessing*

Wells Park Farmhouse is a gorgeous 3 bedroom coastal cottage nestled in the heart of Stoke Fleming.

Pull in past the traditional stone of the cottage and park in your ever so handy drive by the pretty rear garden. Admire the thatch as you head to the door, which will shelter you whatever the Devon weather has in store and provides a convenient place to wriggle out of wellies and coats.

The front door leads you directly into the kitchen/breakfast room. Windows to both the front and back allow light to flood into this family space and provides the immediate sense of home.



This room exudes an idyllic cottage-kitchen feel while remaining bright and airy. A large range oven and the built-in appliances make cooking a joy - with all the storage and facilities you need including an ever so useful walk in pantry.

Hosting parties and gatherings in this kitchen is a fun and sociable experience. With plenty of space for a large breakfast table.

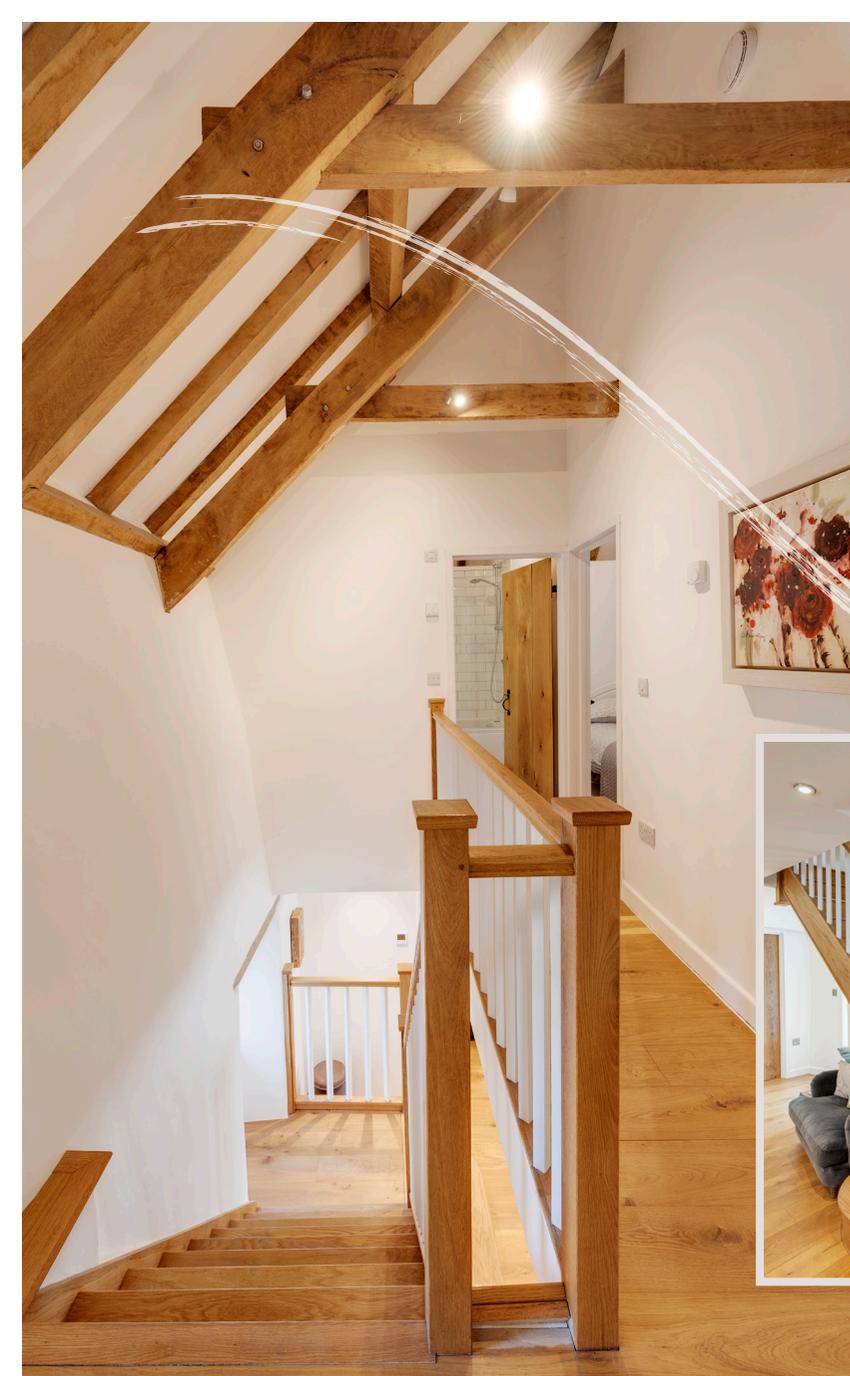




Leading off the kitchen is the cosy living room, a large inglenook fireplace with log burner offers comfort year-round, as well as being a lovely focal point. With a neutral colour scheme and lots of space for your favourite items of furniture, it's easy to put your stamp on this room.



A wc in the utility room next to the living room ensures convenience for guests.



Returning to the kitchen, you will find solid oak stairs leading upstairs onto a landing bathed in natural light.

At one end of the landing the master suite boasts a charming en-suite with large walk-in shower, wc and wash hand basin. The bedroom also has a built in cupboard - ideal for putting away your outfits. A vaulted ceiling with feature panelled wall and original fireplace complete this delightful room.



And... Relax





Soak it up

Bedroom two features a window overlooking the front, exposed beams and vaulted ceiling.

Bedroom three also has the exposed beams and vaulted ceiling with a lovely view outside. Either bedroom would be perfect for guests.

Adjacent to bedroom three is the family bathroom which has a bath with shower over, a wc and wash basin, providing a place of solitude and relaxation.



Heading outside, the rear garden, which can be accessed from the kitchen, is a charming and private space.

There's a large patio seating area ideal for alfresco dining or your morning coffee, with a timber shed handy for storing your garden furniture and cushions.

Gently inclining steps lead up to the private parking area.



Out & About

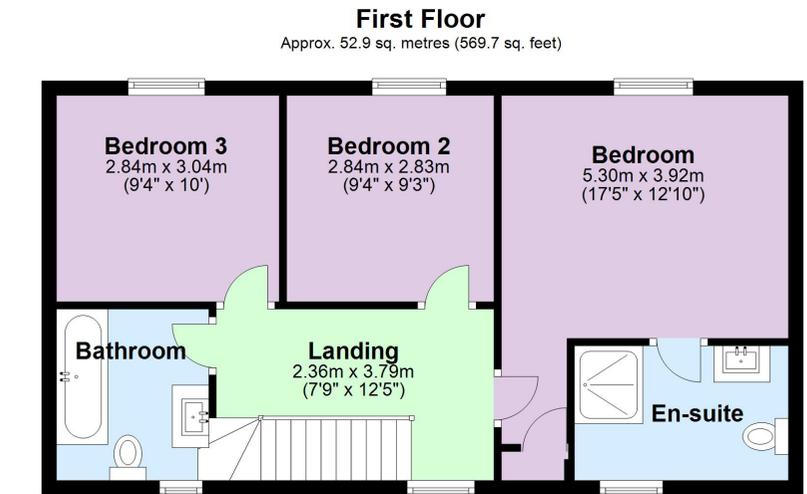
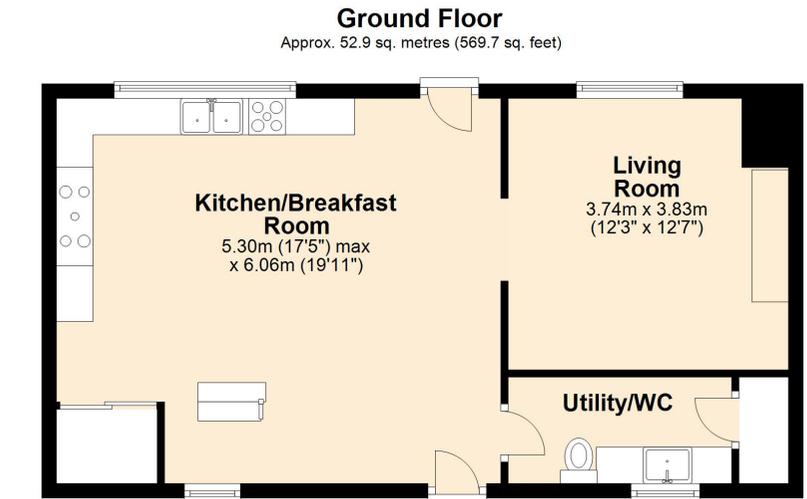
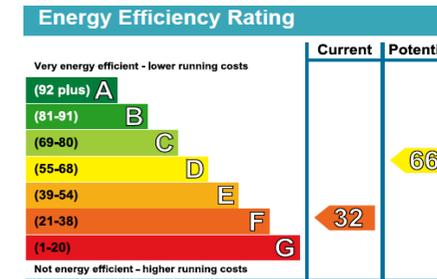
Stoke Fleming offers some of the most breath-taking scenery in the South Hams. The view from the edge of the village extends from the award winning Blackpool Sands all the way to rugged Start Point and its iconic lighthouse. With a friendly pub and popular restaurant in the village, combined with its position on the South West Coast Path, it's no wonder it's a popular village. The village school is classed as "outstanding" by Ofsted.



Dartmouth is less than three miles from Stoke Fleming by car, making this historic harbour town a natural place to visit for your shopping and eating out. As well as a host of individual shops and galleries, there are also supermarkets (a Sainsbury and Lidl at the top of Dartmouth and an M&S food and Co-op in the centre) for taking care of groceries and other practical matters.

In the other direction along the A379, the pretty market town of Kingsbridge is just over 12 miles away. Between Stoke Fleming and Kingsbridge are some charming coastal and rural villages such as Torcross and Stokenham, as well as the beaches of Start Bay.

Floor Plan & epc



Total area: approx. 105.9 sq. metres (1139.5 sq. feet)



Wells Park Farmhouse, New Road, Stoke Fleming, Dartmouth, DEVON, TQ6 ONR



COASTAL COLLECTION

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