



Cedar House, Wellparks Farm, New Road, Stoke
Fleming, Dartmouth, TQ6 0NR

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Cedar House, New Road, Stoke Fleming

A beautifully presented 'Carpenter Oak' oak framed detached house, in the very heart of the charming coastal village of Stoke Fleming, with garden, views of the coastline, double garage, further parking for 2 vehicles, and a pretty 10 minute walk from Blackpool Sands Beach.

Accommodation

Ground Floor

Entrance Hall. Open Plan Kitchen / Dining Room. Sitting Room. Study/Home Office. Utility Room. Cloakroom. Access To Garage.

Half Landing

Bedroom With En Suite Shower Room.

First Floor

En Suite Main Bedroom. 2 Further Guest Bedrooms. Family Bathroom.

Outside

Charming Rear Walled Garden. Side Paved Terrace. Shared Driveway. Double Garage. Parking For A Further 2 Vehicles.

Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk

Mileage

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate.







KEY FEATURES

- Unique Detached Oak Framed House
- Wonderful Quiet Position In The Heart Of The Village
- 10 Minute Walk To Blackpool Sands Beach
- Beautifully Presented Throughout
- Home Office
- 4 Bedrooms, 2 En Suites
- Coastal Views
- Stunning New Kitchen/Dining Room
- Charming Low Maintenance Walled Garden
- Double Garage
- Parking For A Further 2 Vehicles





A beautiful detached home in the very heart of this charming South Hams village, just a ten minute walk from the gorgeous Blackpool Sands beach.

This is an oak framed house designed by award winning local architects, Roderick James, which was constructed approximately 17 years ago forming part of a courtyard of 3 homes, and consists of a 'Carpenter Oak' frame, which has created a home full of warmth and character. The property has been a much loved family home since its construction, and has recently undergone an extensive programme of renovation.

This lovely home is presented beautifully throughout, and benefits from a delightful garden, double garage and further parking for 2 vehicles.

On the ground floor is a welcoming entrance hall, utility room, cloakroom and a door giving access to the double garage. The stunning kitchen / dining room is newly fitted with a handmade bespoke kitchen with an induction range and there are double doors out to the garden from the dining area. The sitting room is a lovely warm room with double doors out to the garden and a wood burning stove, and there is a home office off the sitting room.

Stairs from the entrance hall lead to the half landing giving access to bedroom 3 and a superb en suite shower room. On the first floor are 2 further guest bedrooms, the stunning main en suite bedroom from where beautiful views of the Start Bay coastline are enjoyed, and a lovely family bathroom with free standing bath.

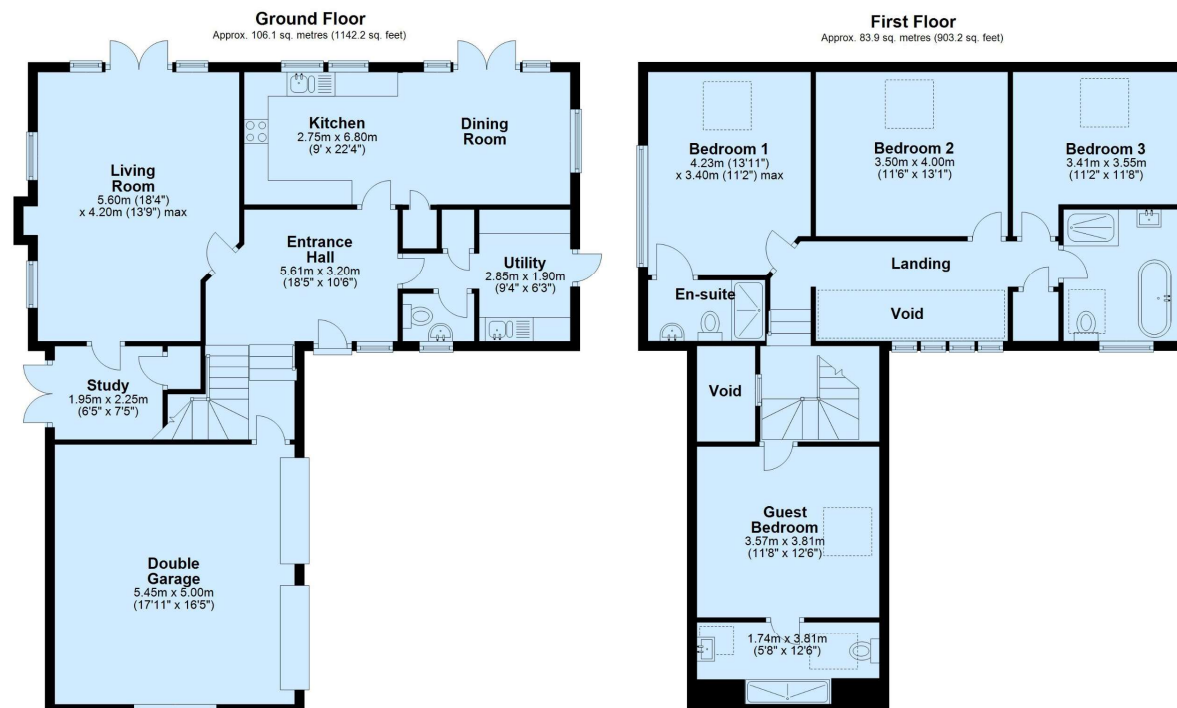
Outside a shared driveway leads to the house from the village centre, where there is parking for 2 vehicles and a double garage.

The charming garden has been designed to create a peaceful low maintenance haven, with lavender borders and olive trees, a raised deck and paved terraces, yet being right in the centre of this wonderful village with all its amenities right on your doorstep.

The popular and sought after coastal village of Stoke Fleming is located approximately 3 miles to the west of Dartmouth. The village boasts an active community with a respected primary school, post office/stores, a popular public house, hotel and a bar/restaurant. The village is in a designated Area of Outstanding Natural Beauty and is close to the award winning Blackpool Sands beach, SW Coastal Footpath and unspoilt Start Bay coastline.

Please note that the photographs are taken from previous marketing.





Total area: approx. 190.0 sq. metres (2045.4 sq. feet)

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

LOCAL AUTHORITY

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

COUNCIL TAX

E

SERVICES

Mains electricity water and drainage. Oil fired central heating.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

DIRECTIONS

From Dartmouth follow the one way system out of the town, passing Britannia Royal Naval College on your right. Turn left at the mini roundabout on the A379 towards Stoke Fleming. On reaching the village centre, follow the road sharply round to the left, and the shared driveway leading up to the property is first right. Follow the driveway past Wellparks Barn and Cedar House is directly ahead.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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