

RIVALLYN STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



RIVALLYN

Sitting in an elevated position with some of the finest views in Stoke Gabriel this wonderful contemporary home offers superb entertaining space which seamlessly flows onto an impressive south facing terrace. A further lower terrace provides access to a garden area with a myriad of shrubs and flowers as well as off street parking and a double garage.

Access to the property is via a shared driveway with separate parking and a double garage. Rivallyn is entered through an entrance hall which provides access to a separate study and then leads through to a dining room with wood floors which opens out onto the sun terrace. The sitting room is a lovely light double aspect room and enjoys fantastic views with access out onto the terrace. A sun room provides access from the dining room to the terrace and is a useful porch area. The kitchen is fully fitted with ample work surfaces and the utility room is a good size with space for a washing machine and tumble dryer. The principal bedroom which again has superb views has an ensuite shower room and there are three further bedrooms and a family bathroom.

Outside the terrace provides superb south facing views over Stoke Gabriel and a further patio area. Bespoke wooden stairs lead to a lower decked terrace which would be perfect for a hot tub. There is also a studio with power and water which could also provide office space. A double garage provides parking and excellent storage.

The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafes and a 13th century church with an ancient yew tree. The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Elevated position in the popular village of Stoke Gabriel
- Spectacular views over the village and Mill Pool and across the river to hills beyond
- Detached contemporary home
- 4 bedrooms
- Outside entertaining space
- Off-street parking and garage





PROPERTY DETAILS

Property Address

Rivallyn, 1 Orchard Close, Stoke Gabriel, Devon, [listing_post_code]

Mileages

Totnes 4 miles Exeter 24 miles Plymouth 25 miles (approximately)

Services

Mains electricity, water and drainage. Gas central heating.

EPC Rating

Current: 63, Potential: 80

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOORPLAN



Total area: approx. 208 sq. metres (2238.89 SQFT) (Including garage and studio)



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