

LITTLE HAYES STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

LITTLE HAYES

Built in 1895, Little Hayes has been converted into a beautifully presented 3 double bedroom family home, with off-street parking and charming rear garden which has a detached outbuilding which is currently used as a gym but offers a multitude of uses.

The accommodation comprises entrance hall with useful boot room and door leading into a spacious kitchen/dining room with walk-in larder. The kitchen leads through to the sitting room which is fitted with a log burner sitting on a slate hearth. An opening leads through to a study and French doors give access to the side of the property. Completing the ground floor is a double bedroom with en-suite shower and separate WC.

On the first floor is the family bathroom along with two substantial double bedrooms, both with fitted storage.

Outside, a side access path leads to the rear garden which is laid to lawn with flower beds, raised vegetable beds and patio area. An excellent addition is the outbuilding which is currently being used as a gym but would also make an ideal home office/studio.

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.



PROPERTY DETAILS

Property Address

Little Hayes, Vicarage Road, Stoke Gabriel, Devon, TQ9 6QP

Mileages

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

Services

All mains connected

EPC Rating

Current: 72, Potential: 85

Council Tax Band

Band D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Popular village location
- Beautifully presented throughout
- 3 double bedrooms, 2 bathrooms
- Charming rear garden
- Detached outbuilding offering a multitude of uses
- Off-street parking

Fixtures & Fittings

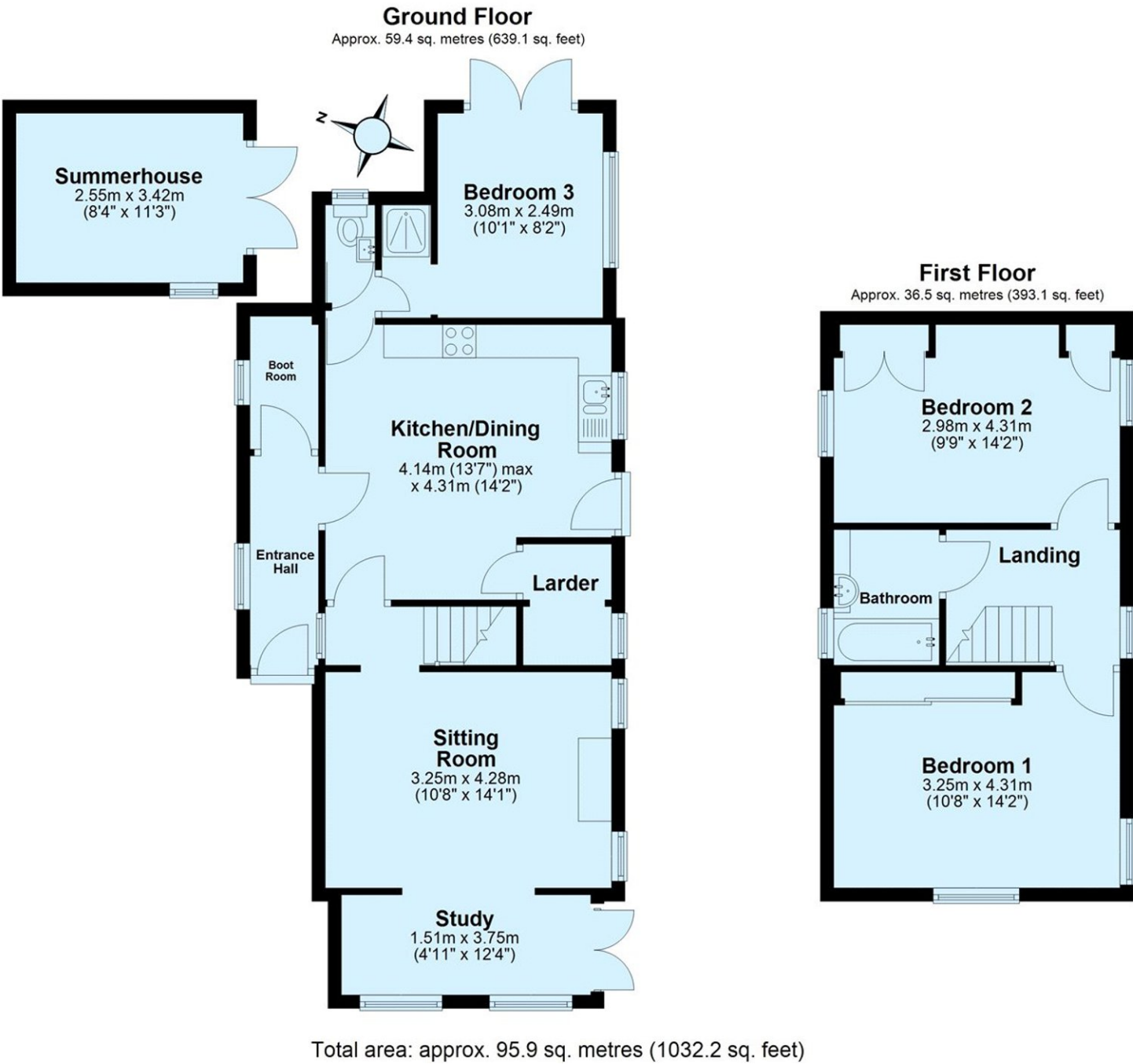
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



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