

STAGS

Silver Springs

Silver Springs

Paignton Road, Stoke Gabriel, Devon, TQ9 6SJ

Totnes: 4.4 miles; Dartmouth: 18.4 miles; Exeter: 27.5 miles

An elevated detached village home with panoramic views over the Mill Pool and River Dart, landscaped gardens and generous parking

- Elevated detached village home
- Views over the Mill Pool and River Dart
- South-facing terrace ideal
- Garage and ample private parking
- Freehold
- Sought after South Devon village setting
- Beautifully presented accommodation
- Private landscaped gardens
- A superb family home or retreat
- Council Tax Band G

Offers In Excess Of £700,000

SITUATION

Stoke Gabriel is a highly regarded riverside village set within an Area of Outstanding Natural Beauty at the head of a creek on the River Dart, approximately four miles south-east of Totnes. The older part of the village lies within a conservation area close to the River and Mill Pool, and much of the surrounding countryside is designated as Coastal Preservation Area. The village offers a church, primary school, pre-school, village hall, post office and general stores, together with two public houses, and enjoys a strong community with sailing, boating and river activities at its heart.

DESCRIPTION

Occupying an elevated position with far-reaching views across the Mill Pool, River Dart and surrounding countryside, Silver Springs is a beautifully presented detached family home, thoughtfully improved and extended in recent years. The property is defined by light and outlook, with large picture windows framing the views and well-proportioned reception rooms creating a comfortable yet refined atmosphere. A south-facing decked terrace and landscaped gardens enhance the setting, offering privacy and an ideal environment for both everyday living and entertaining.







ACCOMMODATION

The property is entered via a sun room which leads into the entrance hall.

The sitting room is a particularly attractive space, filled with natural light from large windows and enjoying superb views, complemented by a wood burner. A separate dining room provides ample space for formal entertaining.

To the rear, the kitchen/breakfast room was comprehensively refurbished in 2021 and features an electric AGA, creating a bright and sociable heart to the home. A recently refitted utility room, installed in 2023, incorporates a new boiler and is accompanied by a separate guest WC.

On the first floor, the principal bedroom enjoys outstanding views and benefits from a well-appointed en suite bathroom with underfloor heating. There are three further double bedrooms, one with en suite shower room, together with a family shower room.

OUTSIDE

The property is approached via a driveway leading to a garage and additional hardstanding, providing ample off-road parking.

A superb south-facing decked terrace sits to the front, partially framed by grape vine and wisteria, and enjoys open views. The gardens have been landscaped to create level, tiered areas predominantly laid to lawn, interspersed with mature shrubs, planted borders and a vegetable plot.

SERVICES

All mains services are connected. Gas fired central heating.

According to Ofcom, superfast broadband is available, variable outdoor mobile coverage with EE and Three, and good outdoor and indoor coverage with O2 and Vodafone.

DIRECTIONS

From Totnes, proceed towards Stoke Gabriel. Continue into the centre of the village and take the right hand turn onto Paignton Road. Follow the road around the bend and the drive to Silver Springs will be found on the left hand side.

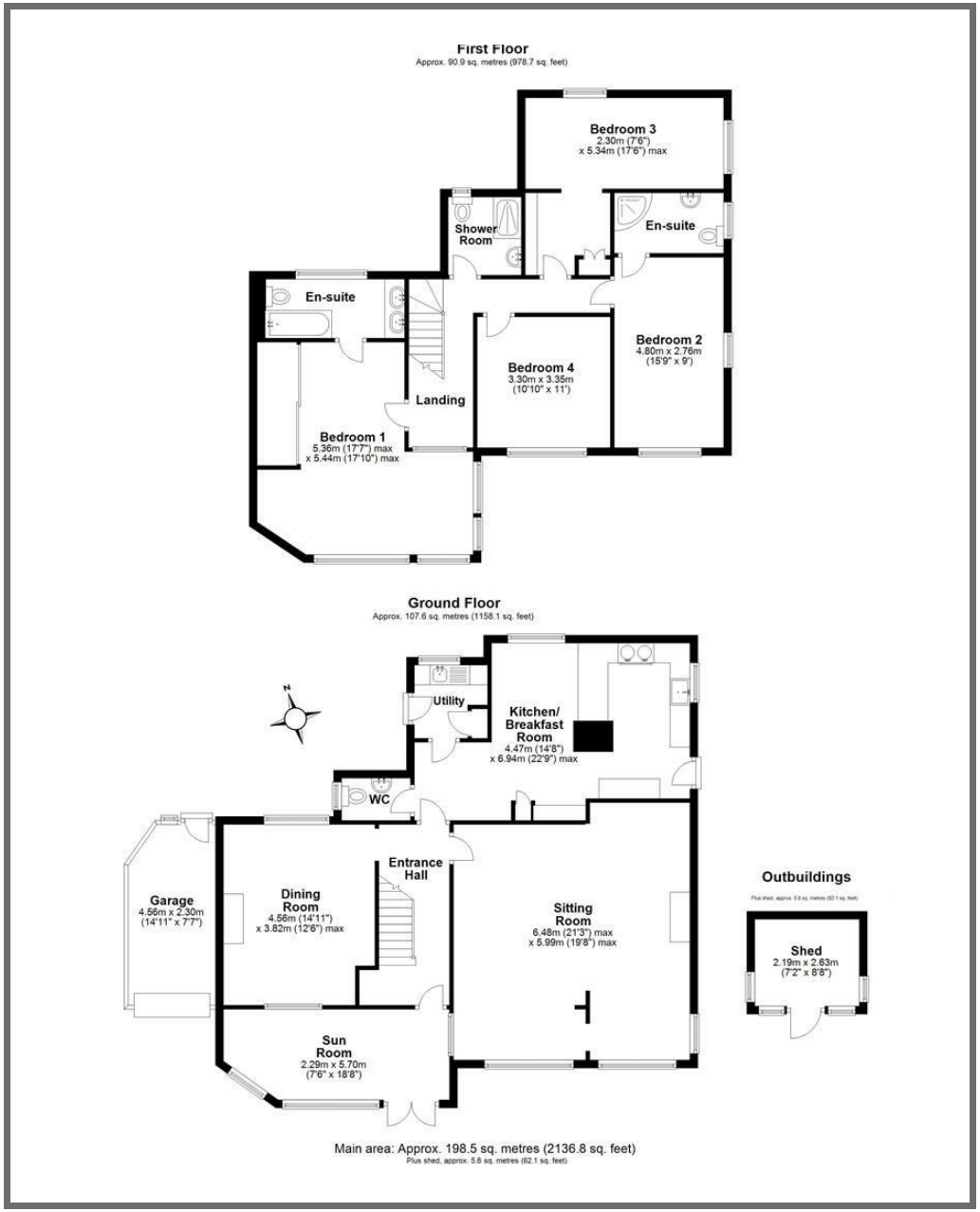


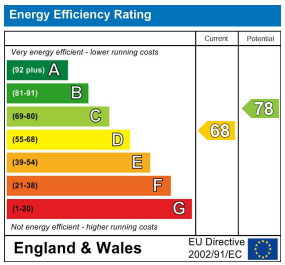




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454