



Elegant Edwardian village house with over 4,000 sq ft of accommodation, level gardens, sea views, horseshoe drive and double garage.

The Gate House, Ravensbourne Lane, Stoke Fleming, Dartmouth, Devon, TQ6 0QR

Guide price £1,800,000





Beautiful Edwardian house with elegant proportions

- Popular coastal village with pub, shop and school
- Glorious level gardens and walled kitchen garden
 - Sea views, double garage • 6 bedrooms, 4 receptions, 4 bathrooms

Local Information

The Gate House is situated in the popular coastal village of Stoke Fleming which lies within the South Devon Area of Outstanding Natural Beauty and within the glorious South Hams. This thriving community offers a general store/post office with banking facility, a primary school, church, hotel, a popular village pub and bistro restaurant / wine bar. There are over forty groups and societies in the village, catering for all interests and ages. Stoke Fleming is situated on the coastal road which links Kingsbridge and Dartmouth and benefits from a regular bus service connecting the two towns. Dartmouth which lies some two miles distant, offers secondary schooling, a wealth of shops, boutiques, galleries, pubs and restaurants and is home to the Britannia Royal Naval College. The town's deep-water port attracts sailing vessels from all over the world and is considered to be one of the prettiest in Europe. The nearby town of Kingsbridge offers further

amenities and schooling and Totnes offers a main line rail link to London Paddington 2 hours 40 minutes).

About this property

The Gate House occupies the major part of a beautiful Edwardian house dating from 1906. This wonderful family home with original features typical of the Edwardian era offers elegant and generous proportions with high ceilings, ornate moulding, beautiful panelling and large sash windows, some with floor to ceiling shutters. The house and gardens have been meticulously maintained and are presented superbly throughout, although a little updating might be required. The entrance hall is decadent in size with a huge floor to ceiling sash window and beautiful fireplace. The drawing room has an open fire and triple bay window with window seat overlooking the gardens. There is also a French Window leading onto a glazed covered veranda and gardens beyond. The dining



room also benefits from an open fire and French Windows leading to the veranda and garden. There is a generous study, again with two large sash windows and an open fire. The kitchen / breakfast room is farmhouse in style with a herringbone parquet floor, a range of units and an oil fired Aga. The utility is situated off the kitchen and offers two walk-in stores, a gardeners' cloakroom and a rear door leading to the courtyard with three outdoor stores. There is also a walk-in pantry on the ground floor.

The first floor comprises five double bedrooms and a smaller single bedroom. There are four bathrooms in total and a first floor kitchen area. There are glorious sea views from the front elevation.

The basement measures over 400 sq ft and is divided into three rooms, offering ample storage and housing the boiler.

The grounds are simply gorgeous, being well-established, full of colour and offering sea views. The gardens are level and mainly laid to lawn with shrub and flower borders,

mature hedging and stone walling. A gate leads to the walled kitchen garden which is again lawned and offers vegetable beds, fruit cage and large Victorian style greenhouse.

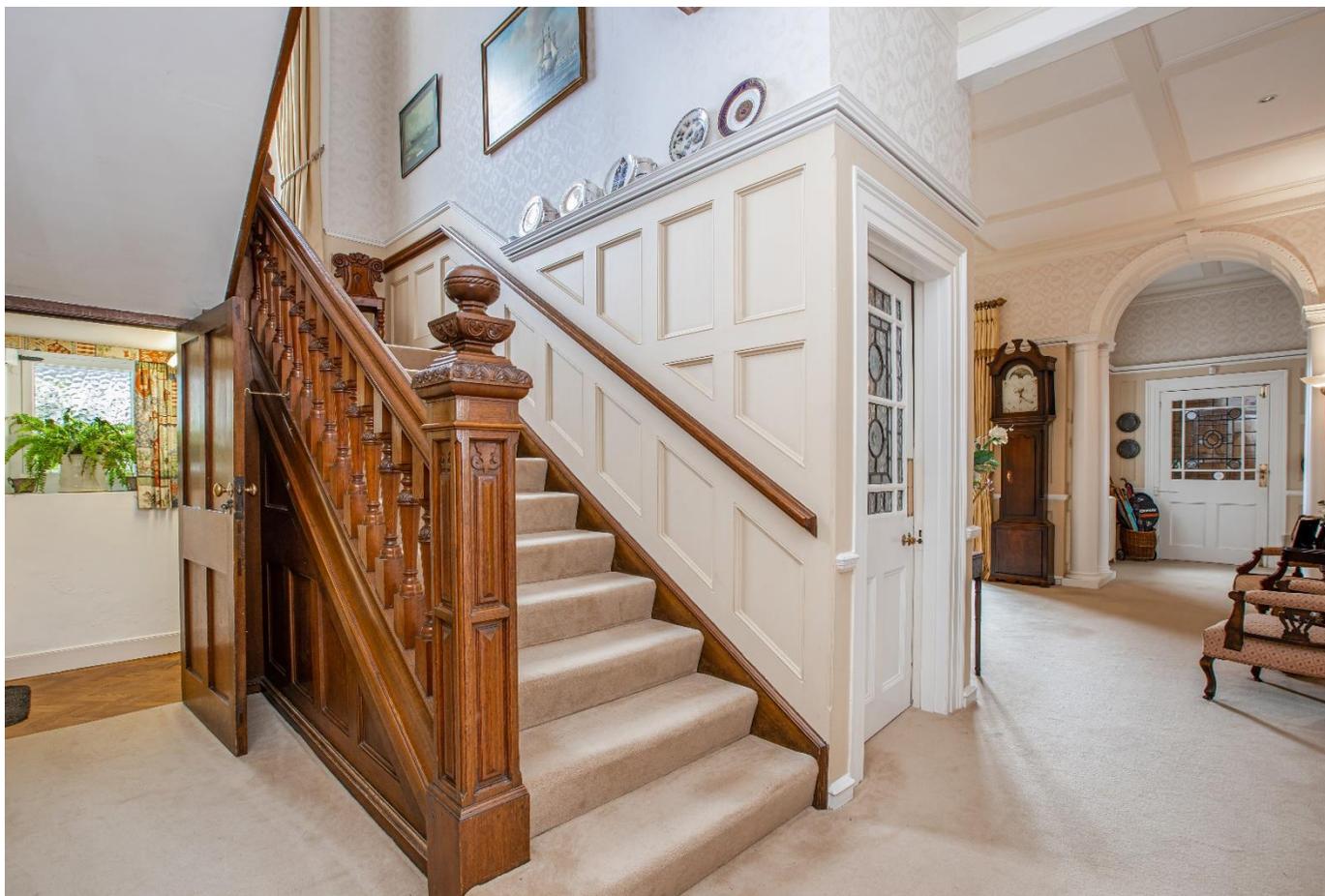
The Gate House is approached through large stone pillars with double gates and the horseshoe drive leads to the double garage and ample parking.

Directions

From Dartmouth, proceed along the A379 coastal road towards Blackpool Sands, following the road into the village of Stoke Fleming. As you enter the village, you will pass the Village Hall and Ravensbourne Lane will be found on the right hand side just after the bus stop. The gates to The Gate House are immediately on your left.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Telephone: 01548 800462









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Gross Internal Area – 440.2 sq metres (4738.0 sq feet)

Tenure - Freehold

Local Authority – South Hams District Council, Band G

Energy Performance – EPC Rating F

Services – Mains water, electricity, drainage and oil fired central heating

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Savills

savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	23
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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