

Woods House

STOKE GABRIEL, NR TOTNES, DEVON TQ9 6RE



*“Occupying possibly the finest position on
the River Dart...”*





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STOKE GABRIEL, NR TOTNES, DEVON TQ9 6RE

A beautifully presented period house situated on its own south facing peninsula of rolling pasture with over ½ mile of River Dart frontage

Totnes about 4 miles • A38 Devon Expressway about 11 miles • M5 Motorway about 23 miles

Vestibule • Entrance hall • Dining hall • Drawing room • Sitting room • Large kitchen / breakfast room • Sun room

Master suite of bedroom, dressing room and en suite bathroom

Guest suite of bedroom, dressing room and en suite shower room

5 Double bedrooms • 4 Shower / bathrooms • Galleried study • Playroom

Cellar • Boiler room • Boot room • Store room / larder • Wine store • Cloakroom

Beautiful gardens and grounds extending to over 39 acres

Tree lined drive • Wide lawned terraces • Kitchen garden with beautiful Victorian style greenhouse

Rolling pasture • Foreshore

2 Double car ports • Double garage • L-shaped garage • 40' Barn • Heli pad

Twiga Cottage

Sitting room • Kitchen / dining room • Study

3 Double bedrooms • 2 Shower rooms • 1 Bathroom

Courtyard • Double car port

Woods House EPC: F, Twiga Cottage EPC: G



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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

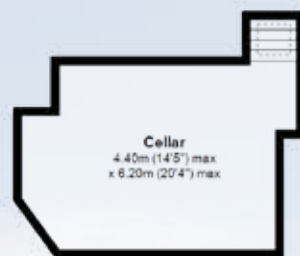
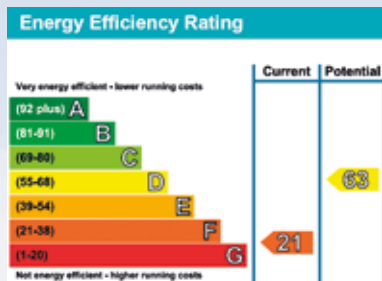
Woods House occupies one of the finest positions on the River Dart, with wrap around gardens and grounds. Set up above the River Dart, the southerly views are spectacular, with rolling pasture sweeping gently down to the banks of the river, encompassing over ½ mile of River Dart frontage. Woods House affords total privacy, being only visible from the river and accessed through a discreet entrance in the village extending to a mature tree-lined drive. Stoke Gabriel, a no-through village on the banks of the River Dart, is one of the most sought after villages in the South Hams. The village offers a wonderful array of activities and clubs, primary school, post office, general store, two pubs and a beautiful 13th Century church. The nearby town of Totnes (4 miles) offers a main line rail service to London in under 3 hours. Travelling by water, the hugely popular pub, The Maltsters Arms in Tuckenhay, can be reached via kayak or small boat and is about 1.5 miles along the river, while downriver the stunning waterside town of Dartmouth is about 3 miles.

DESCRIPTION

Woods House is a beautiful stone built Victorian house which has in recent years been carefully restored. The house, during the course of its renovation, we believe received attention to the roof, wiring / electrics and plumbing, along with extensive internal improvements to the layout and specification. The result of which is a spacious, bright and well-proportioned home ideal for family living with over 6,000 square feet of accommodation arranged over three floors. Careful consideration has been given to modern conveniences, with all the main reception rooms being pre-wired with a structured cabling system allowing sockets to be assigned for data, audio or visual as required, a central vacuuming system, under floor heating on the ground and first floors and concealed radiators on the second floor.







BASEMENT

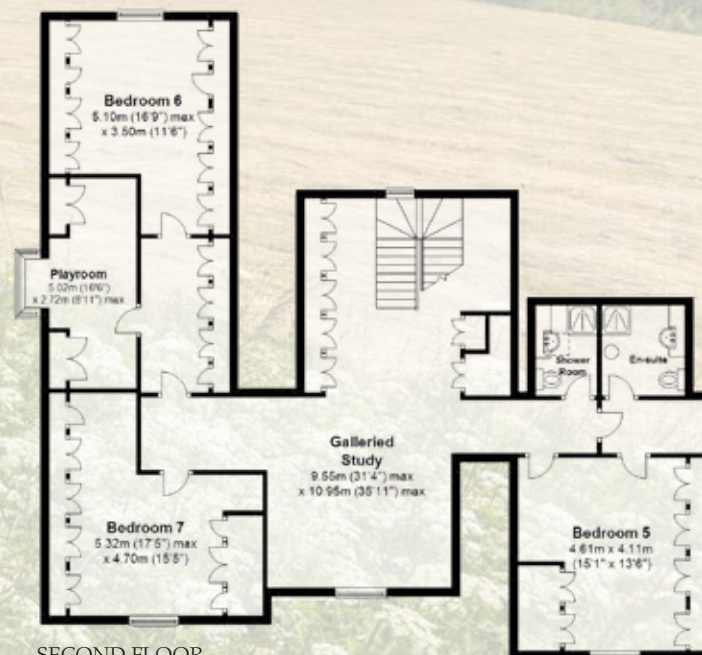
WOODS HOUSE
Approximate Gross Internal Area:
Main House: 585.1 sq.m. / 6298.3 sq.ft.



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



TWIGA COTTAGE

Situated away from the main house and approached via its own drive, the cottage offers additional guest accommodation in the form of a sitting room, study, kitchen / breakfast room, 3 bedrooms, bathroom and shower room. Outside, the cottage has a double car port and garden.

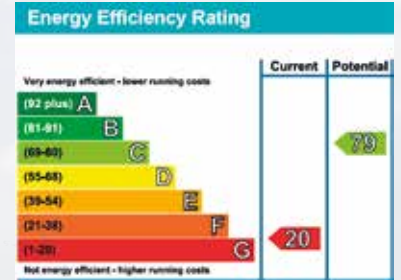
OUTBUILDINGS

Within the grounds a selection of useful outbuildings provide ample storage and workshop space. Behind the house, adjoining Twiga Cottage, is a double car port and double garage surrounding a paved courtyard, alongside this is a further I-shaped garage. To the edge of the gardens is a helipad with a 40' barn and car port.



Approximate Gross Internal Area:
Twiga Cottage: 120.1 sq.m. / 1292.6 sq.ft.

TWIGA COTTAGE EPC



GROUND FLOOR



FIRST FLOOR



GARDENS AND GROUNDS

Extending from the front and side of the house is a wrap-around paved terrace, a wonderful setting for outside entertaining. Below the terrace the undulating lawns open-out to a ha ha, creating an uninterrupted view of the fields and river beyond. There are further lawns found to the rear of the house interspersed with mature shrubs, trees and a small area of orchard. In the heart of the garden is a pathway leading through a productive flower and kitchen garden to a wonderful Victorian style greenhouse. The land lies predominantly to the south and west and includes a number of pasture fields divided by mature hedgerows and trees. Areas of woodland run along much of the river bank with secluded areas of foreshore and, at Stoke Point, there is a launching point onto the River Dart.

SERVICES

Mains water and electricity, private drainage. Oil fired central heating.

A permissive footpath runs along the edge of the river from the Mill Pond to Duncannon Lane. Permission is granted to the members of Stoke Gabriel Boating Association to access their dinghy park on the eastern boundary at high tide.

OUTGOINGS

South Hams District Council, 01803 861234

Woods House Council Tax Band H,

Twiga Cottage Council Tax Band E

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

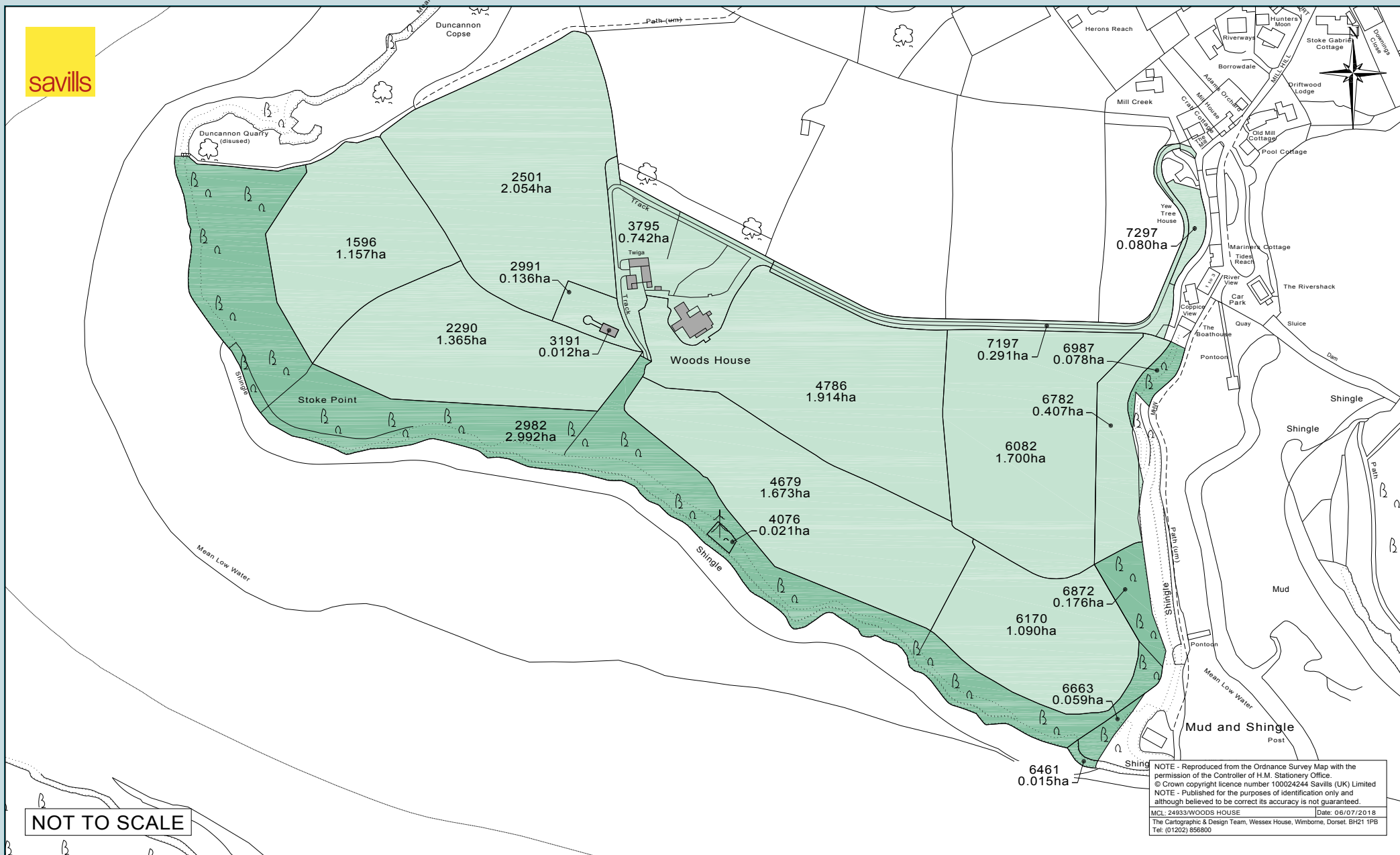
From Totnes, continue past the train station and at the next roundabout, take the second exit signposted to Paignton on the A385. Remain on the A385 for 2 miles, turning right at Riviera Motors towards Stoke Gabriel. Follow the road for 2 miles until reaching the crossroads and then turn right into the village. Remain on New Road, descending into the village passing the school on the left and turning right at The Castle Inn into Mill Hill. Follow Mill Hill until it levels out and at the point of reaching The Mill House on your right, take the right hand fork into a private tarmacked drive that runs alongside Crab Cottage. The drive bears around to the right and you will see the entrance to Woods House on your left.

VIEWINGS

Strictly by appointment with Savills.



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