

# Frenchman's Creek

STOKE FLEMING, DARTMOUTH







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STOKE FLEMING, DARTMOUTH. TQ6 0PH

*Superb contemporary home in an outstanding coastal position with nearly 8,000 sq ft of accommodation, indoor swimming pool and spa, gardens and garaging.*

Blackpool Sands Beach about 1/2 mile, Dartmouth about 2 miles, Kingsbridge about 12 miles, Totnes about 12 miles

Entrance hall • Drawing room • Kitchen / breakfast room • Dining room  
Games room • Study

Laundry room • Pantry • 2 cloakrooms

Ground floor guest suite with bedroom, bathroom and private balcony

Ground floor suite of 2 double bedrooms and shared bathroom  
(alternatively self-contained apartment)

Master suite of bedroom with dressing room, en suite bathroom and  
private sea facing balcony

Guest bedroom en suite • 2 further double bedrooms • Dressing room • Shower room

Stunning indoor leisure suite of swimming pool, gym, sauna, jacuzzi  
steam room and media room

Landscaped gardens • Terracing • Balconies

Security gated drive • Garage • Car port • Store • Gardeners loo

EPC - B



SAVILLS SOUTH HAMS

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

## SITUATION

Frenchman's Creek, located in the heart of the village, sits in a spectacular south-east facing position with glorious views out to sea. The village of Stoke Fleming lies within the South Devon Area of Outstanding Natural Beauty and within the district known as the 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. There are also a number of annual festivals, including the Dartmouth food festival and the Mayflower 400. 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 (3 hours). The South West Coast Path flows through the village and offers magnificent scenic walking in both directions, to Little Dartmouth, Dartmouth Castle and Dartmouth itself and to Blackpool Sands, a Blue Flag beach and a jewel in the South Hams' crown.

## DESCRIPTION

Frenchman's Creek is an outstanding example of exquisite attention to detail. This stunning home which was built in 2009 to a very high standard, has since been upgraded further by the current owner. The list of works is extensive and includes high speed commercial grade Wi-Fi, an entire lighting system upgrade with low power LED which is controlled by the Lutron App, a redesign to provide a substantial master suite with dressing room, a second en suite guest bedroom and an oak built study with multi fuel stove. The kitchen has been upgraded and is beautifully fitted with a range of units and Miele appliances to include 4/6 ovens, a large induction hob and height adjustable extractor, 2 dishwashers, commercial fridge, condiments fridge and wine cooler. The kitchen, which is open plan to the dining room, has doors opening onto the adjoining terraces and is very much the heart of the house. The drawing room is an elegant double aspect room with superb views, doors leading to adjoining terraces and a newly fitted multi fuel stove. The lower ground floor is dedicated to an impressive leisure suite of 10m 'endless swimming pool', gym, 6 person sauna, 6 person steam room, high spec Jacuzzi, 82" TV with online streaming, plant room and media room. In essence, this house is simply a unique work of art!



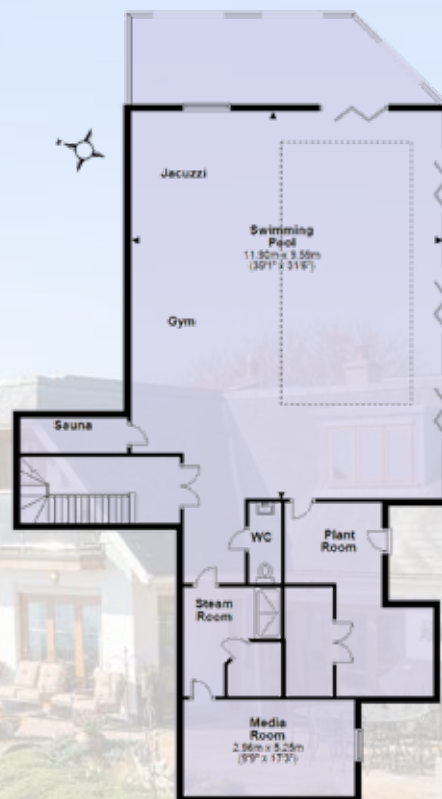




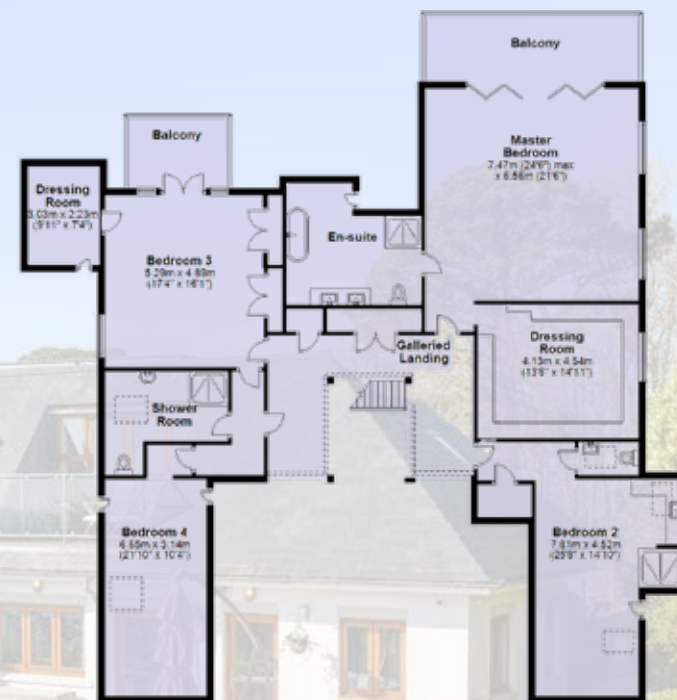




Ground Floor



Lower Ground Floor



First Floor



Ground Floor



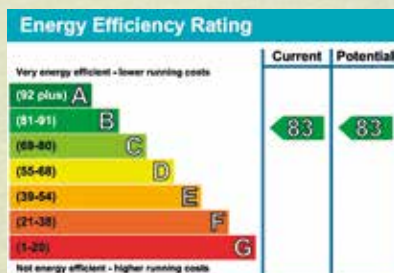
First Floor

## FRENCHMAN'S CREEK

Approximate Gross Internal Area:

Main House: 735.5 sq.m. / 7917.2 sq.ft.

Garage Block: 76.3 sq.m. / 821.2 sq.ft.



### IMPORTANT NOTICE:

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## GARDENS

The gardens have been beautifully landscaped and offer numerous places to sit and bask in the sun whilst enjoying the amazing coastal views. The triple terraced lawns to the rear are interspersed with Devon stone walls and easy maintenance beds and borders. An exotic tree fern garden, a large stone fire pit and an olive grove add uniqueness to this very special garden.

Double security gates provide access to a sweeping drive and a substantial amount of parking. There is a large garage with automatic door, carport and gardeners loo. Above the garage is a studio.





## SERVICES

Mains water, electricity and drainage. Oil fired central heating. New PV and thermal solar panels (qualified and receives quarterly FIT payments)

## OUTGOINGS

South Hams District Council, 01803 861234  
Council Tax Band H

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other items of furniture and contents are specifically excluded but are available by separate negotiation.

## DIRECTIONS

From Dartmouth, proceed along the A379 coastal road towards Blackpool Sands, following the road into the village of Stoke Fleming. On entering the village, continue towards the beach and proceed past Radius 7 bistro. Continue for a short way until reaching the drive to Overseas Private Estate on the left. The gates to Frenchman's Creek will be immediately on your left at the entrance to Overseas.

## VIEWINGS

Strictly by appointment with Savills.

## SPECIFICATIONS

- Fibre broadband (Gigaclear are also installing new fibre with optional to-the-door with the potential for up to 900Mb/s)
- Wi-Fi throughout entire house and grounds
- Wired network points (Cat5E, RJ45) throughout the house
- Commercial grade (Draytek) Wi-Fi and network security
- Live external security cameras around property with online and/or phone app monitoring and automatic notifications
- House (externally monitored) coded security and fire-alarms
- Additional networked fire-alarms with online and/or phone app monitoring and automatic notifications
- LED Lutron lighting throughout house, with options to adjust, schedule and reconfigure via online and/or phone app
- Automatic monitored (via phone app) front gates
- Mobile signal amplifier to aid better internal mobile phone signals for all networks and bands
- 40amp electric supply to gardens around to seating cove for any future installations
- High pressure water supply to gardens

