



*Set in about 4 acres with sweeping gardens and sea views*

*Stokeley Coach House, Stokenham, Kingsbridge, Devon, TQ7 2SE*

Offers in excess of £900,000 Freehold





**Lovely period house providing owners accommodation and a further 4 apartments, all self-contained and providing good rental income. Sweeping gardens, garaging and sea views.**

Stokeley Coach House is situated in a quiet and private backwater of Stokenham, a lovely village which offers an OFSTED rated outstanding primary school, two wonderful pubs, a church and the highly regarded farm shop at Stokeley Barton including a butchers, café, deli, garden centre and a craft brewery bar. The neighbouring village of Chillington, offers a doctor's surgery, hairdressers, butchers, gym, general store and post office. The larger market town of Kingsbridge is about 4 miles distant with a leisure centre, community hospital and the OFSTED rated outstanding Kingsbridge Community College. Stokenham is next door to Slapton Ley National Nature Reserve which offers a wonderful bird and wild life and is about a mile from the glorious beach of Torcross and the South West Coast Path. There is a regular bus service linking Dartmouth and Kingsbridge running through the village.

#### **About this property**

Stokeley Coach House is a lovely stone built period property dating from about 1700 and is currently configured as five independent apartments, all self-contained and with their own private access. Subject to the necessary planning permissions Stokeley Coach House lends itself to being one beautiful main residence with ancillary accommodation if required. The property is in need of some updating. The owners

apartment is arranged over three floors, with the ground floor comprising a spacious kitchen / breakfast room fitted with a range of units, dishwasher, fridge, freezer and electric cooking range and a useful walk in pantry / utility. The spacious living room features a wood burning stove set in stone backed fire recess with slate hearth. There is also a ground floor bedroom with en suite shower on this floor. Stairs rise to the first floor which offers 2 further double bedrooms and a family bathroom while the second floor offers the principal bedroom with walk in dressing room and balcony. In addition to the Coach House Apartment are a further four other apartments, each offering a living room, kitchen, two bedrooms and a bathroom. The owner has retained two apartments for personal use, with the remaining apartments currently let on long term agreements, providing a good rental income. Alternatively they could be made available as holiday lets as has been the case in previous years.

Outside, the grounds complement the house beautifully, being about 4 acres with south facing sweeping lawns and views of Slapton Ley and the sea beyond. There is a large drive with parking for numerous vehicles and a double garage. There are also two storage sheds and a basement / laundry room.







### **Services**

Mains water and electricity, private drainage, oil fired central heating and LPG

### **Directions**

Proceed from Kingsbridge on the A379 towards Dartmouth on the coastal road. Continue through the village of Stokenham passing The Church House Inn and as you leave the village, take the last turning on the left into Kiln Lane. The pillared entrance to Stokeley Coach House will be found ahead on the right.

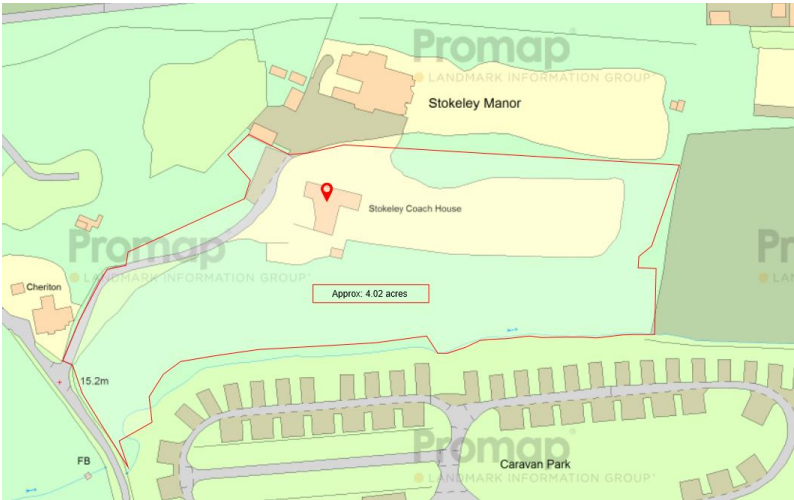


Stokeley Coach House, Stokenham, Kingsbridge, Devon, TQ7 2SE  
Gross Internal Area 4151 - 4151 sq ft, 385.6 - 385.6 m² (Including the garage)

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Stokeley Coach House, Stokenham  
Total Internal Area: approx. 385.7 sq. metres (4151.64 sq. feet) Including Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	95
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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