



A charming Grade II listed former toll house, set in 21 acres of gently sloping paddocks and a fabulous garden with sea views

Turnpike Cottage, Stokenham, Kingsbridge, Devon, TQ7 2SE

Offers Over £675,000 – Freehold

savills

- *Detached character cottage*
- *3 double bedrooms • 21 acres of paddocks*
- *Ample off road parking and detached garage*
- *Less than a mile from local pubs, a farm shop, Slapton Ley Nature Reserve and Slapton Sands*

Local Information

Turnpike Cottage sits on the outskirts of the popular village of Stokenham, one of the most sought after villages in the South Hams. The village itself has a range of amenities including an OFSTED rated outstanding primary school, a wonderful pub, a church as well as the highly regarded Stokeley Farm Shop which includes a butchers, café, deli, garden centre and a craft brewery bar. The neighbouring village of Chillington, offers an award winning pub, doctor's surgery, general store and post office. The larger market town of Kingsbridge is about 4 miles away with a leisure centre, community hospital and the OFSTED rated outstanding Kingsbridge Community College. In the other direction, the historic Naval town of Dartmouth with its array of boutiques, shops, cafes and restaurants is about 9 miles away. The village of Stokenham is less than a mile from Slapton Ley National Nature Reserve which offers an array of bird and wild life and the glorious beaches of Torcross and the South West

Coast Path. There is a regular bus service linking Dartmouth and Kingsbridge which runs through the village.

About this property

Turnpike Cottage is a charming, Grade II listed former toll house, full of period features. The ground floor offers a well-equipped kitchen / dining room with a range of integrated appliances including an electric oven and hob, washing machine, dishwasher and space for a fridge freezer. The stable door leading to the terrace is a lovely feature and provides convenient access for al fresco dining. The triple aspect sitting room is full of character with an oak floor, window seats and a stunning feature stone fireplace with inset wood burner. There is also a double bedroom with oak floor and window seat and utility / boot room on the ground floor. Stairs rise to the first floor landing which offers views over the countryside to the sea and a window seat from which to enjoy them. The first floor also offers a





double aspect principal bedroom, again with window seat and similar views. There is a further double bedroom with en suite shower room and a family bathroom on this floor.

Immediately outside the kitchen is a fabulous terrace complete with pond and a lovely seating area. There is also a stone built log store and a detached garage with electric up and over door and power. The rear garden is largely laid to lawn with mature shrubs as well as a terraced area which currently houses a hot tub. There are views across the fields to the sea in one direction and towards the village in the other. Turnpike Cottage is beautifully flanked to the east and west by two paddocks and a further smaller paddock at the top, which extend in total to around 21 acres. Currently there is moveable timber built stabling for horses.

Directions

From Kingsbridge take the A379 towards Dartmouth and upon entering the village of Stokenham, proceed straight over at the roundabout at Care House Cross. Follow the road which snakes around the village green, passing the Church House pub on your left. Turnpike Cottage will be found further along the road on the right

Services

Mains electricity, water and drainage. Oil fired central heating. Private drainage also connected

Local Authority

South Hams District Council, Totnes

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams. Telephone: 01548 800 462







Nearby Slapton Ley

Turnpike Cottage, Stokenham, Kingsbridge, Devon, TQ7 2SE

Gross Internal Area 943 sq ft, 87.6 m²

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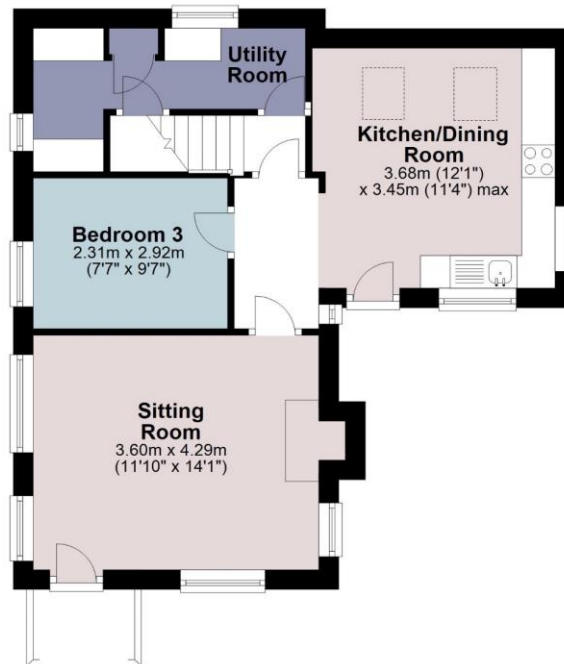
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Turnpike Cottage, Stokenham

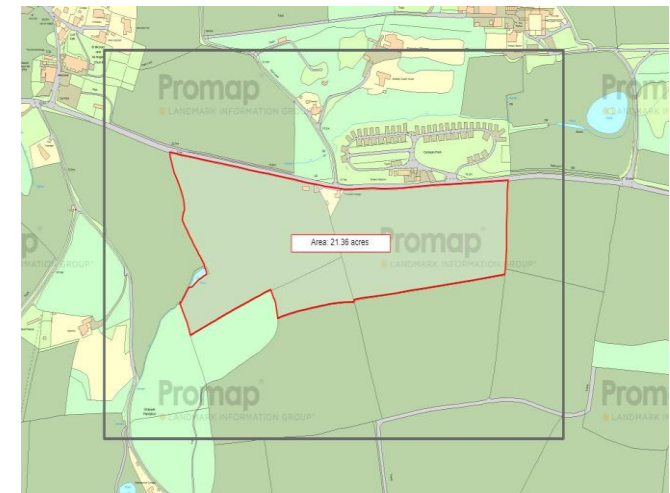
Total Internal Area: approx. 87.6 sq. metres (943 sq. feet)



Ground Floor



First Floor



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