

The Boathouse

Stoke Gabriel



A luxurious, period waterfront home occupying an exceptional position on the River Dart, with immaculate contemporary interiors and spectacular views towards Dittisham.

Occupying a spectacular waterfront position with exceptional views, the Boathouse offers bright and contemporary open-plan living with two spacious en suite bedrooms. The outside space is equally as impressive with two balconies maximising the far reaching views, a terrace with BBQ area and a beautifully landscaped garden.



2 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



PRIVATE PARKING SPACE



LANDSCAPED GARDEN, BBQ TERRACE AND 2 BALCONIES



FREEHOLD



VILLAGE



1317 SQ FT



£1,575,000 GUIDE PRICE

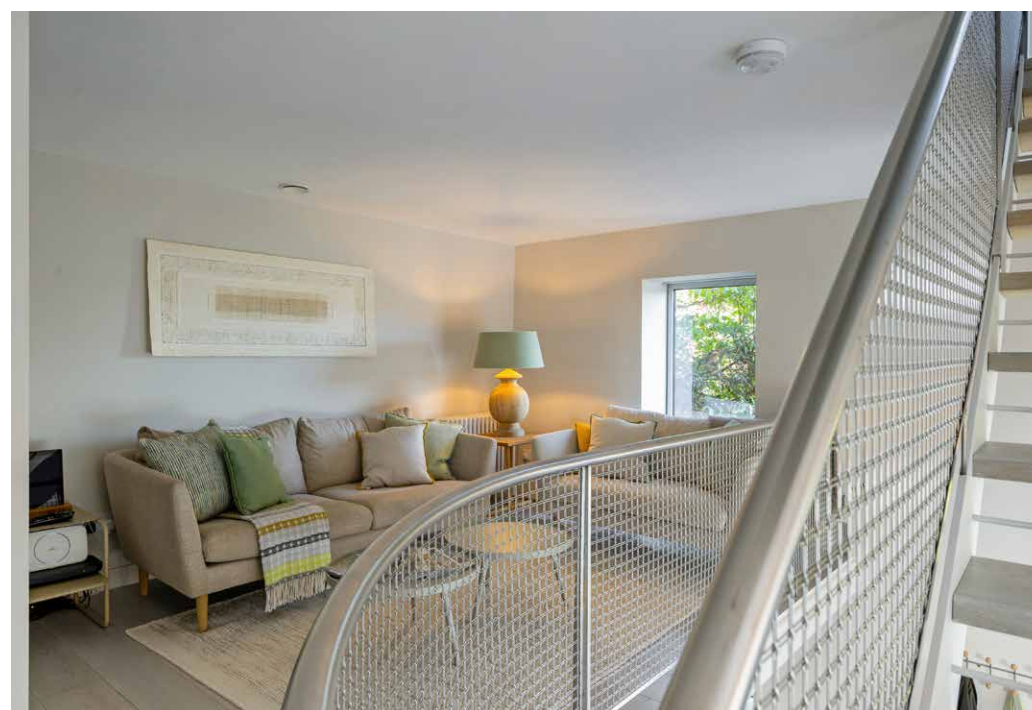
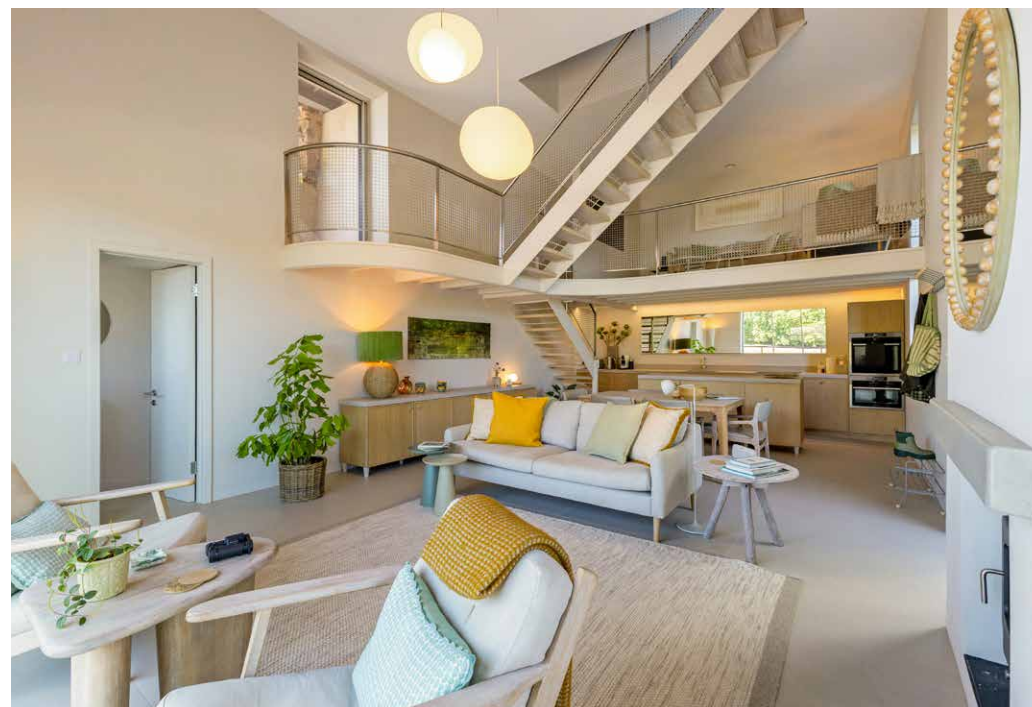
The property

The Boathouse is a detached two-bedroom waterfront home on the River Dart, in the heart of the South Devon National Landscape. It was built in the late 1800s and remained a boathouse until at least the 1950s. The property has recently been extensively refurbished to create an immaculately presented contemporary residence that complements its charming period character. Finished to an exceptional standard and ready to move straight into, the property also lends itself well to a luxury holiday home or let. Premium features include the installation of the finest 'disappearing' doors and windows in Europe, engineered wood flooring, underfloor heating, smart contemporary bathrooms, a bioethanol stove and a bespoke kitchen crafted locally.

The property has a double aspect, south-east and south-west, and has been designed to maximise the panoramic water views both from the interior and from the terraces and gardens. The exceptional triple-aspect living space forms the heart of the ground floor, with a vaulted double-height ceiling and a spectacular outlook with far-reaching views across the water towards Dittisham in one direction

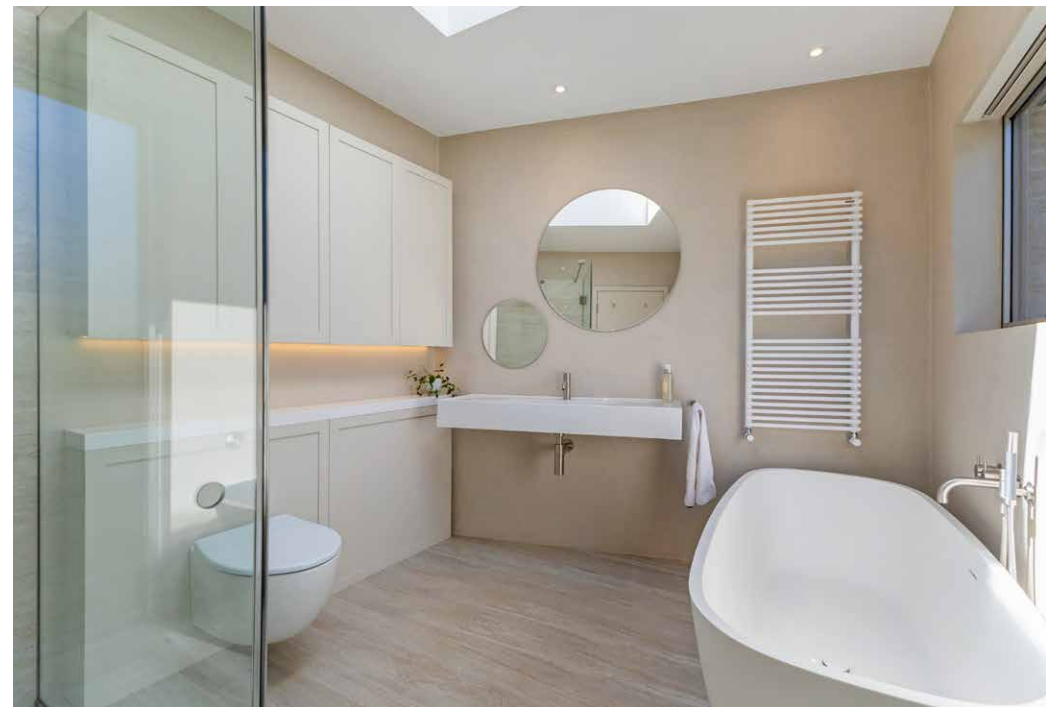
and the Mill Pool in the other. Glazed sliding doors open onto a balcony and a bioethanol stove creates a welcoming focal point for the sitting area. The contemporary kitchen and dining space is fitted with newly installed, sleek timber cabinetry, complemented by polished concrete work surfaces. A full range of quality appliances includes an oven, microwave combi oven, dishwasher, induction hob, two fridges, freezer, washing machine and separate dryer. A discreet cloakroom completes the ground floor. Above the main living space is a mezzanine lounge with a largescale TV. It provides additional space to relax, with access to the terrace, with BBQ, and the rear gardens and a staircase that leads to the first floor accommodation.

The two double bedrooms are arranged on the first floor, both enjoying vaulted ceilings with exposed beams and plenty of natural light. The principal suite is positioned to the front and, with its large bay window and wide glazed sliding door to a balcony, has double aspect birds eye views over the water. A contemporary shower room serves the principal suite while the second bedroom is served by an en suite bath and shower room.









Predominantly arranged across a series of terraces, the outside space has been thoughtfully designed to make the most of the exceptional outlook and landscaped using complementary natural materials. There is a built-in barbecue area, an al fresco dining terrace and an elevated terrace with a hot tub overlooking the water. At the uppermost and most private part of the garden is a small area of lawn. Beyond, there are captivating views across the Mill Pool and marina, where the gentle activity of waterside life creates a wonderfully engaging backdrop, with the surrounding countryside beyond.

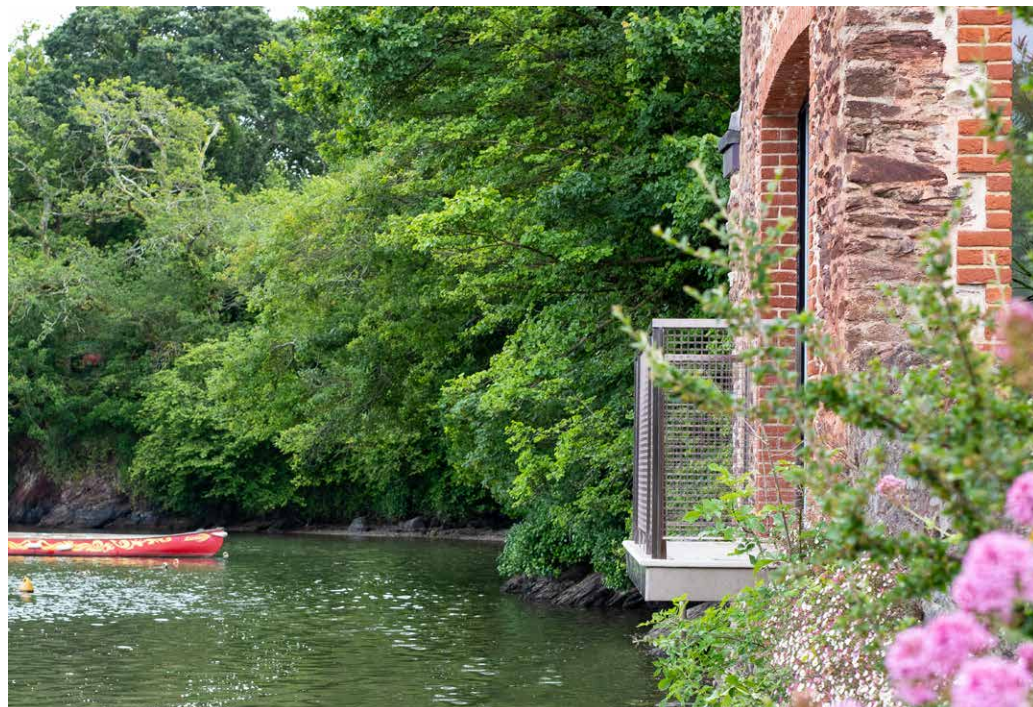
It is a peaceful and idyllic setting, perfectly suited to relaxed riverside living. Unusually for a home in this waterfront setting, it benefits from a private parking space.

The property is currently operated as a very successful holiday let and can be purchased with all fittings and furnishings.

Location

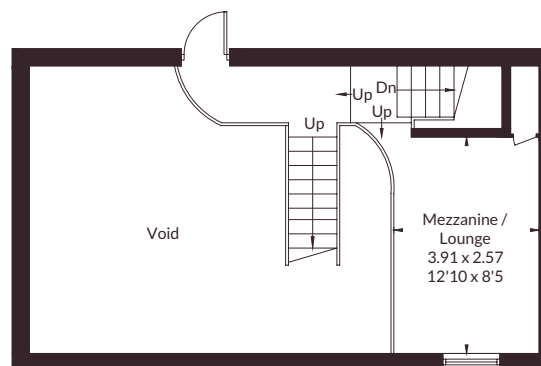
The Boathouse occupies a magnificent position on the edge of the River Dart Estuary in Stoke Gabriel, within the South Devon National Landscape (formerly known as the South Devon Area of Outstanding Natural Beauty). The village is approximately four

miles from Totnes and eight miles from Dartmouth, offering an exceptional combination of tranquility and accessibility. Centred around the picturesque Mill Pool, quay and Norman church, the historic conservation area is full of character, with period cottages leading down towards the water's edge. The river remains at the heart of village life, with sailing, kayaking, paddleboarding and the timeless tradition of crabbing from the quay. The Stoke Gabriel Boating Association supports an active boating community, offering moorings, RYA sailing tuition and regular events throughout the year. The village is in a peaceful setting but is nonetheless well served, with a primary school, village store and post office, two popular pubs, a restaurant plus waterside café and a welcoming community. Scenic footpaths weave through the surrounding countryside and along the River Dart, while nearby Sandridge Barton offers a vineyard and restaurant overlooking the Dart Valley. The South Devon coastline is readily accessible as is Dartmoor National Park and the award-winning beaches along the English Riviera. Newton Abbot, Totnes and nearby Paignton have stations providing direct rail services to Exeter and London Paddington. The area is well connected by road, with the A38 providing access to Exeter and Plymouth, and the A380 also within easy reach for Torquay and Paignton.

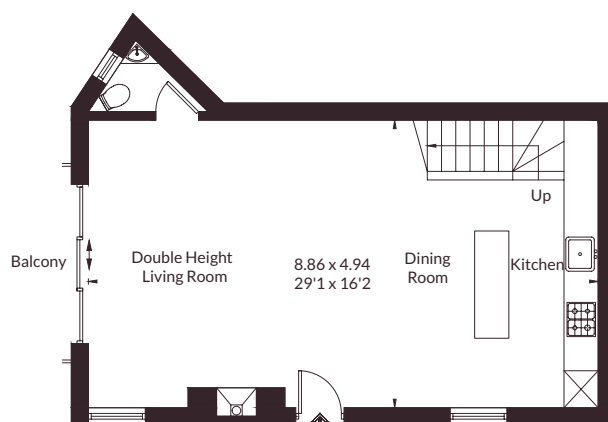




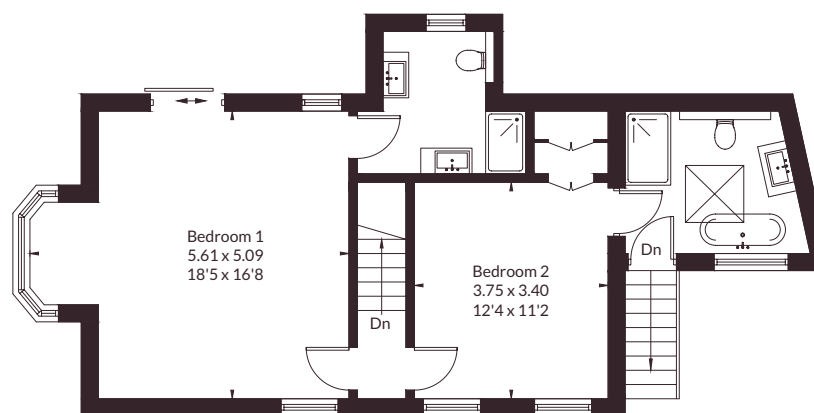
Approximate Floor Area = 122.4 sq m / 1317 sq ft
(Including Mezzanine / Excluding Void)



Mezzanine



Ground Floor



First Floor

Floorplans

Main House area 1,317 sq ft (122.4 sq m)
For identification purposes only.

General

Local Authority: South Hams District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, drainage and water. Gas-fired central heating. Underfloor heating on ground floor and in en suites.

Council Tax: Band Business rates currently apply as the property is let as holiday let

EPC Rating: D

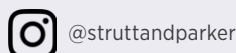
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