



The Gulls

Overseas Estate, Stoke Fleming Dartmouth





An exceptional four-bedroom home set in a breathtaking position with spectacular views over the South Hams coastline.

Nestled on the outskirts of the village of Stoke Fleming on Devon's prestigious South Hams coastline, The Gulls is a beautifully appointed residence offering uninterrupted views across Start Bay. This exceptional home built in the 1970's has been significantly extended and renovated offering versatile accommodation with contemporary comfort creating a luxurious coastal retreat.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



SWIMMING POOL & SOUTH FACING GARDEN



FREEHOLD



COASTAL VILLAGE



2,072 SQ FT



£1,375,000

The property

The Gulls is flooded with natural light and triple aspect rooms maximise the spectacular, uninterrupted views over the coastline, a 180-degree panorama stretching across Start Bay and the English Channel, taking in Start Point, Blackpool Sands, Strete Gate, Torcross and Beesands. Each level of the garden also provides uninterrupted, sweeping coastal views.

Bright and welcoming, the accommodation flows smoothly from the entrance hall into the staircase reception area giving access to the lower ground and first floors.

Continuing the light theme, on the lower ground floor, bi-fold doors open from the dining room onto the terrace and provide a seamless connection to the outside.

Outside

The south facing gardens have been carefully designed to make the most of the setting. A wide timber deck framed with glass balustrades and stonework stretches the full length of the property, adding elegance and openness to the space.

Steps lead down to a secondary terrace and the swimming pool, complete with multi-jet directional flow, water fountain and outdoor shower.

Beyond, a lawned garden is framed by mature shrubs, pine trees, and established hedging, ensuring privacy. To the side of the house is a detached garage, and a storeroom which could be used as a workshop, hobby space, or even, subject to planning permission, an annexe or additional accommodation.





Location

Set on the headland on the outskirts of the picturesque Village of Stoke Fleming, the property is located within the South Devon National Landscape. Stoke Fleming has a well-regarded pub, a shop, school and church while nearby Blackpool Sands is one of Devon's finest beaches.

The property is within easy reach of Dartmouth, a small town catering for most everyday needs with state primary and secondary schooling as well as two supermarkets, a leisure centre and a variety of restaurants, cafés and bars.

The historic town lies on the River Dart and is an ideal setting for sailing, while other leisure activities include walking (South West Coastal Path) and several golf courses nearby as well as miles of pristine beaches.

Dartmouth ferry service offers crossings to Kingswear, with easy onward travel towards Brixham, Paignton and Torquay. Regular trains to London Paddington run from Totnes train station in under 3 hours, and the nearby A38 Devon Expressway gives access to major towns and to the national motorway network. Exeter Airport offers a growing number of national and international flights.

Distances

- Dartmouth 2.9 miles
- Kingsbridge 10.6 miles
- Totnes mainline station 12.3 miles
- Totnes 12.5 miles
- Newton Abbot 20.5 miles
- Exeter 43 miles

Nearby Schools

- Stoke Fleming Primary School
- Kingswear Community Primary School
- Dartmouth Academy
- Dartmouth Community College
- Kingsbridge Community College
- Totnes Progressive
- Park School
- Abbey School









Floorplans

Main House internal area 2,072 sq ft (192.5 sq m)
For identification purposes only.

Directions

TQ6 0PJ

what3words: ///cemented.unions.stables - brings you to the entrance

General

Tenure: Freehold

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 and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

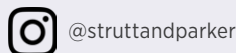
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24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com

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