



MILLARD  
COOK

# HARBER, OVERSEAS, STOKE FLEMING

A brand new detached house to be built situated in the desirable Overseas of Stoke Fleming enjoying wonderful panoramic views across Start Bay



- Brand new house
- Completion Summer 2024
- Open Plan living space
- 3 Bedrooms
- Study/occasional bedroom
- En-suite
- Bathroom
- Southerly facing terrace



An award winning builder and architect have created a bespoke design to encapsulate the view and location situated on the South Devon coastline.

This brand new home (completion to be Summer 2024) of around 240 SQM will benefit from modern fittings including underfloor heating and solar panels as well as power coated aluminium double glazing situated within an elevated position surrounded by landscaped grounds.

Subject to build schedule, the purchase has an opportunity to select finishes including bespoke kitchens, bathrooms and flooring type.

Internally, the property will offer light and spacious open plan living with a large southerly facing terrace enjoying the wonderful views.

The ground floor has 3 bedrooms, the principal bedroom having with en-suite shower room and dressing room

### **Location**

Stoke Fleming is a classic Devon village situated on the South Devon coast. The village benefits from a public house, primary school, village hall, restaurant and store. Once of the most appealing factors of Stoke Fleming is Blackpool Sands beach, one of the finest beaches within the South West. Being approximately 10 minutes walk from the property, this privately run beach offers a café and leisure facilities.





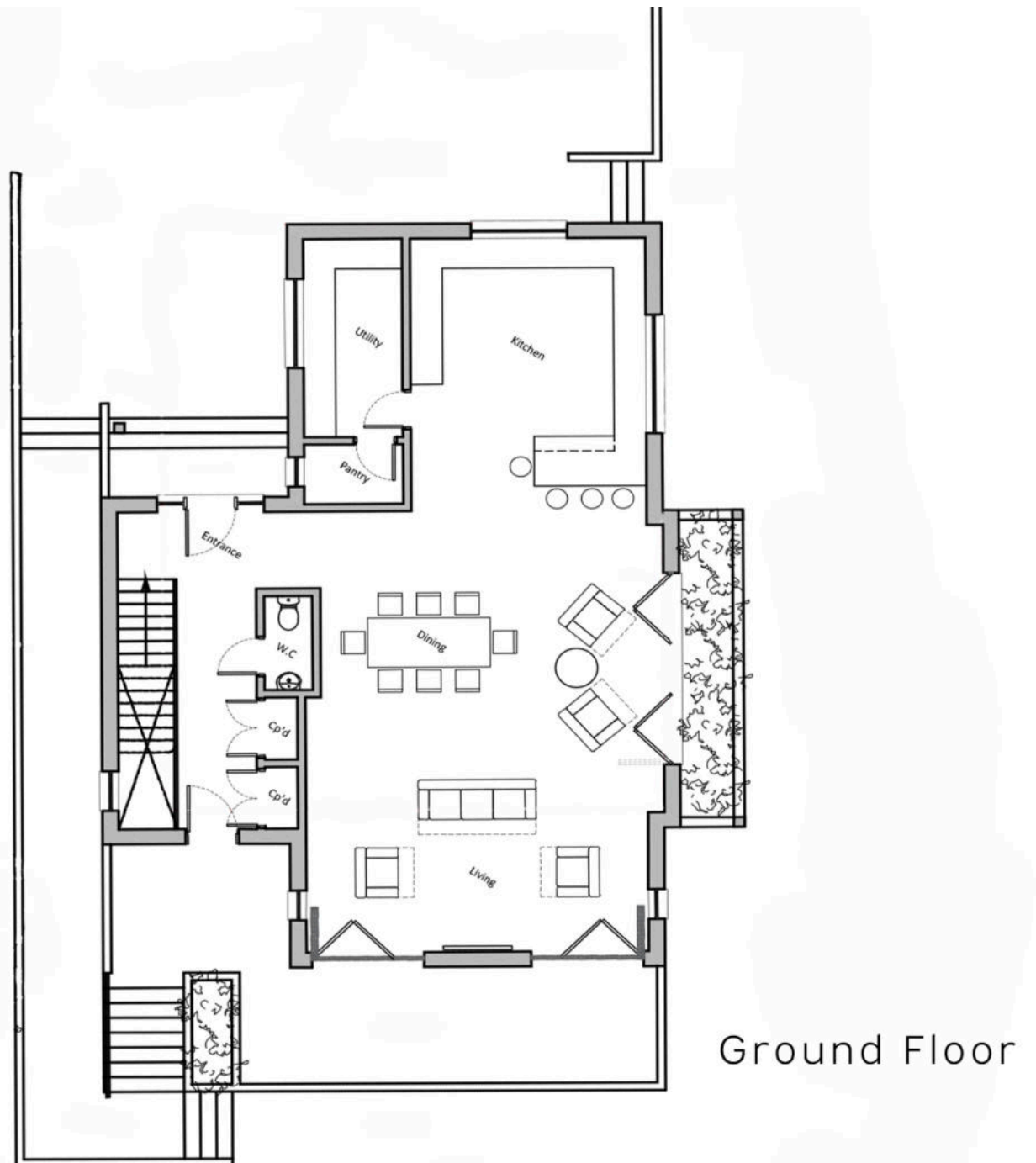
## Accommodation

Door leads to the entrance hall with a cloakroom and two storage cupboards. Stairs to lower level.

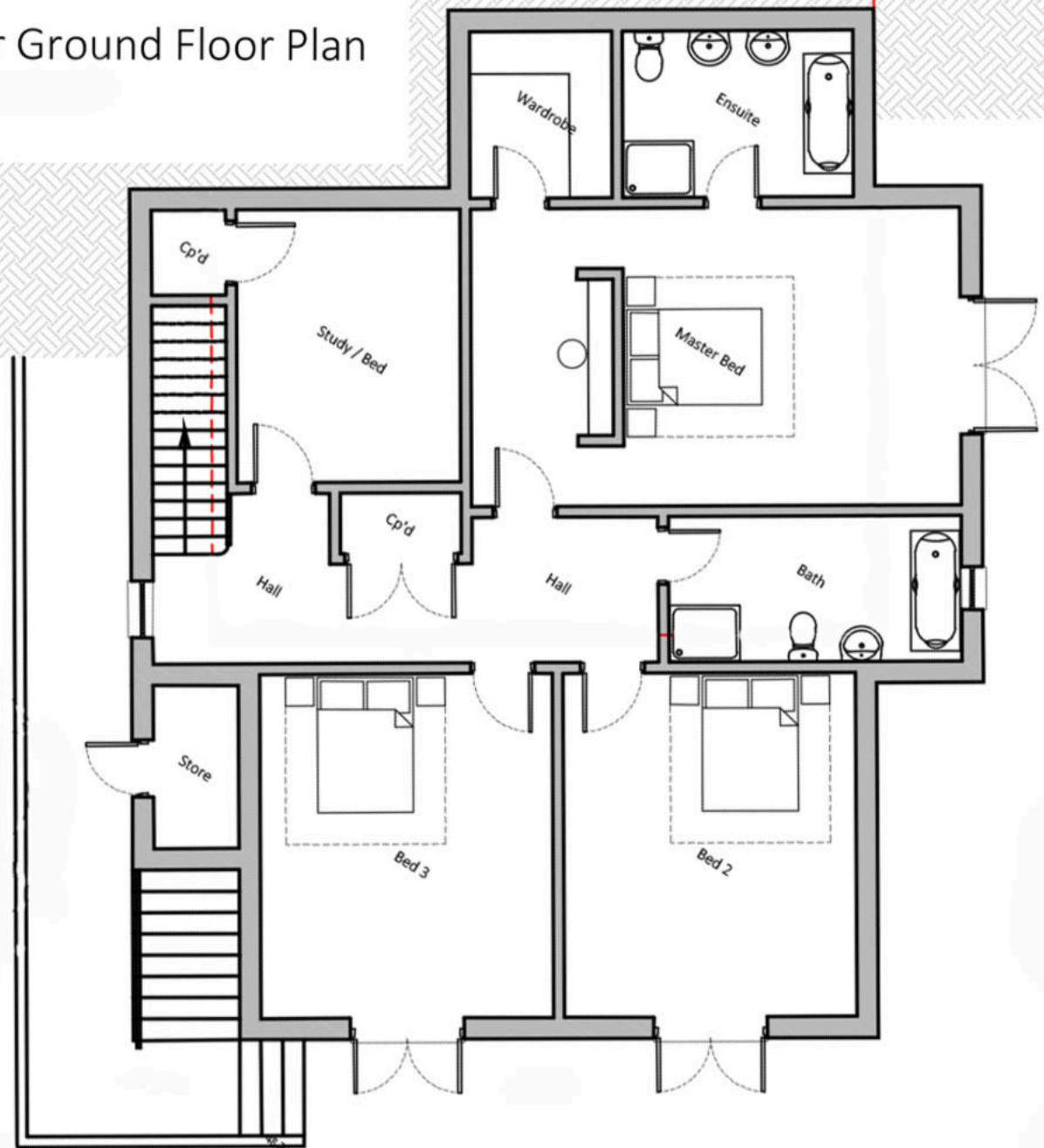
The triple aspect open plan living area has two bi-folding doors to the southerly facing terrace and sea views beyond. To the side, bi-folding doors to a terrace facing in Easterly direction with views towards Kingswear, the Daymark and Mew Stone.

The kitchen area has two windows overlooking the front and side aspect. The proposed area will have a range of bespoke floor and wall mounted units with large range style cooker, integral dishwasher, fridge/freezer and sink unit.

To the side, a pantry and utility room with proposed sink unit and washing machine.



## Lower Ground Floor Plan



The lower ground floor benefits from three double bedrooms with the principal room having an en-suite bathroom and a dressing room.

There is a further bathroom and useful study/occasional bedroom.

Double doors lead from two of the bedrooms to the southerly facing gardens.

## The outside

A driveway will lead to the property with access via both sides to the southerly facing garden, currently proposed to be landscaped laid to lawn with maturing shrubs. Steps lead to the large terrace adjoining the open plan living space enjoying fine sea views across Start Bay.

## Services

It is understood mains services are connected except gas (not in the village)

## Heating

Underfloor heating system along with solar panels.

## Build schedule

The proposed build programme has a desired completion of Summer 2024. During the build process, there is the opportunity for purchasers to amend internal fittings (subject to terms, please speak to Millard's)

**Postcode** TQ6 0PJ

Awaiting EPC Please contact the agent.

**Planning Application** 0647/22/FUL

## Viewings

Strictly via Millard Cook in Dartmouth.  
Advanced noticed required due to a working building site. Floor plans are for guidance only and may change. Not to be relied on.  
Site design and build programme may alter.



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