



MILLARD'S

Stoke Gabriel House, Duncannon Lane
Stoke Gabriel, Totnes TQ9 6QY



A Grade II Listed house converted into five apartments
with grounds amounting to approximately 7 acres

Stoke Gabriel house is an imposing detached Grade II Listed property built in 1789 for Rear Admiral Thomas Hicks (1729 – 1801), being extended and remodelled in 1899.

The property was divided in the early 1970's into five apartments all of which are habitable, however do require improvements.

The grounds of Stoke Gabriel House are a true delight with a wealth of mature trees, shrubs and seasonal flowers, meandering pathways throughout with a beautiful walled rose garden, grass tennis court, former vegetable walled garden and two paddocks.

There is ample parking as you enter the drive with a detached garage and large detached former stable, coach and cottage (approx. 2,000 sqft)



Accommodation per apartment

Ground Floor East Wing:

Kitchen

2 Bedrooms

En-suite and family bathroom

Large living area with views across the garden towards the river.

Council tax band E

EPC D

Ground Floor East

Approx. 129.1 sq. metres (1389.1 sq. feet)



Ground Floor West Wing:

Kitchen

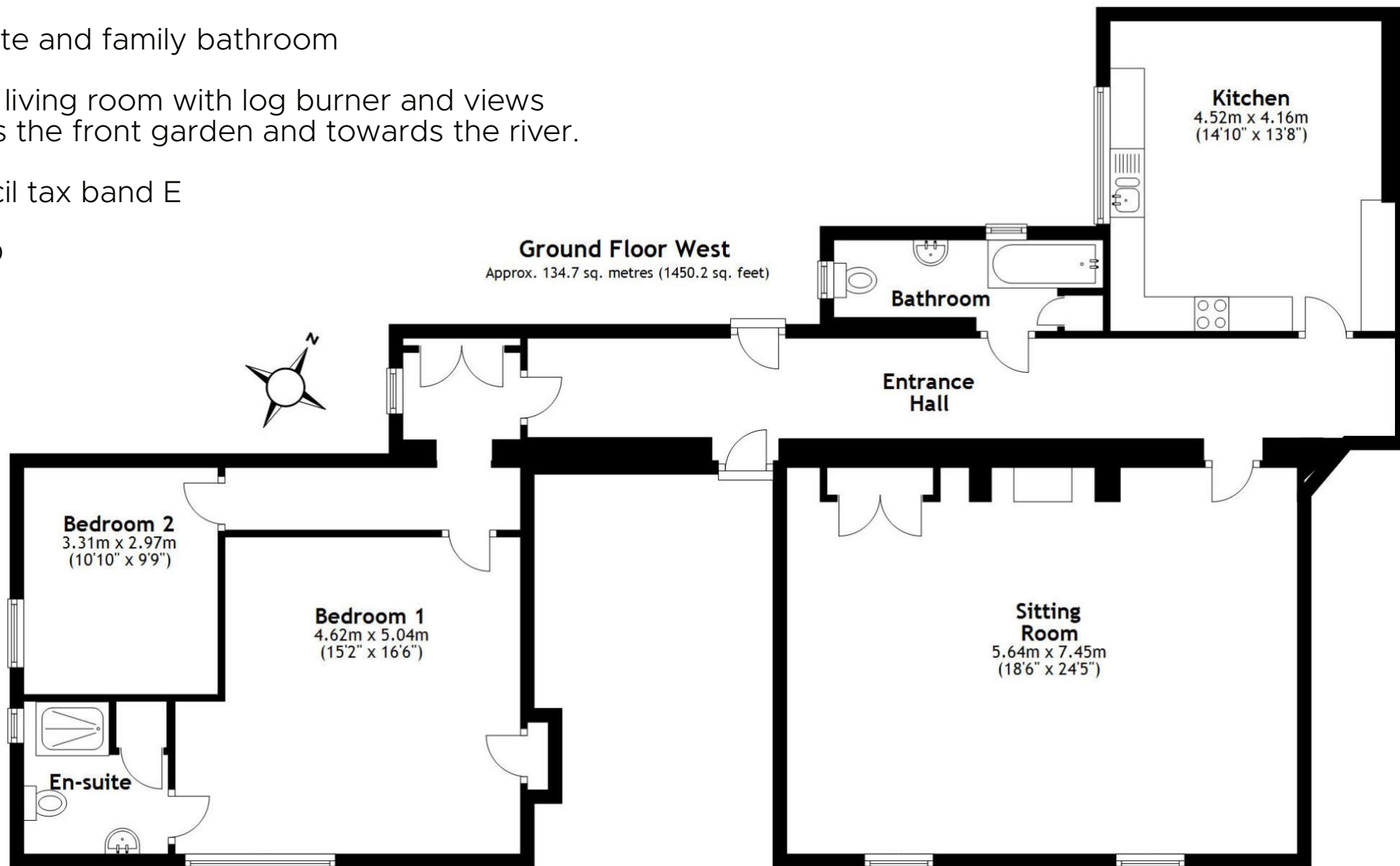
2 Bedrooms

En-suite and family bathroom

Large living room with log burner and views across the front garden and towards the river.

Council tax band E

EPC D



First Floor West Wing:

Kitchen

3 bedrooms

Living room with log burner and beautiful views out across the countryside and river.

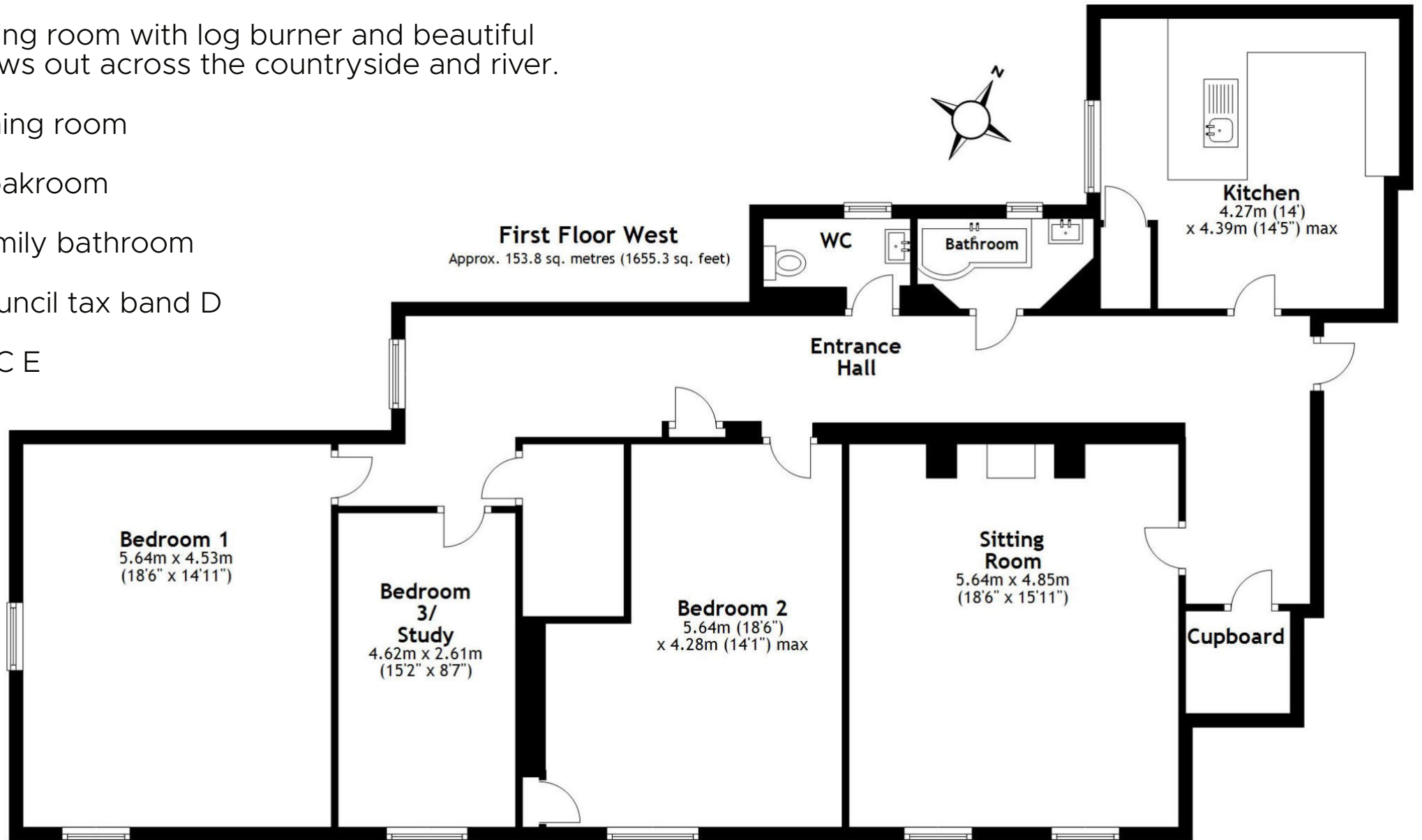
Dining room

Cloakroom

Family bathroom

Council tax band D

EPC E



First Floor East Wing:

Kitchen

3 bedrooms

Family bathroom

Living room with views out across the countryside and river.

Council tax band E

EPC D



Top floor apartment:

Kitchen

Dining room

3 bedrooms

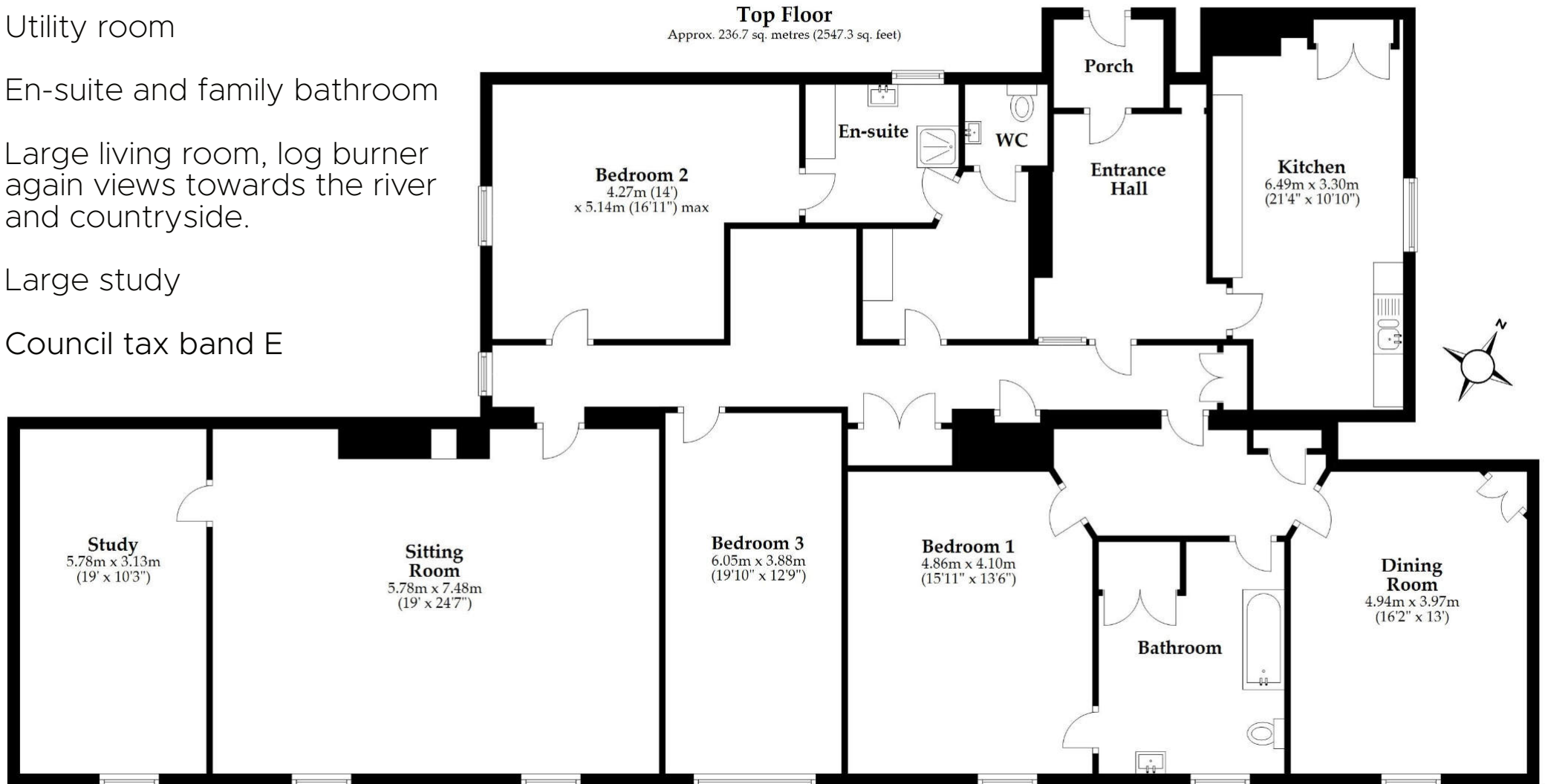
Utility room

En-suite and family bathroom

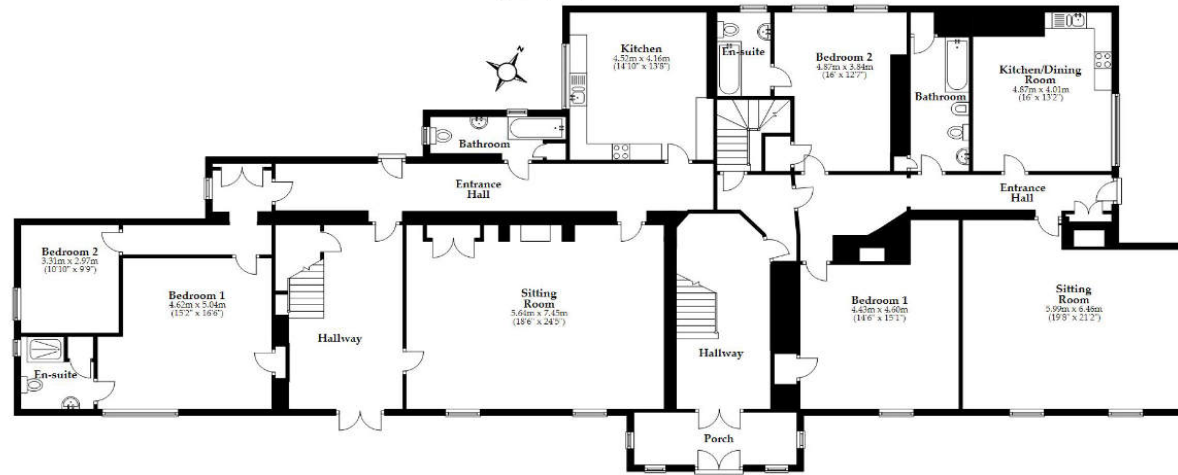
Large living room, log burner
again views towards the river
and countryside.

Large study

Council tax band E



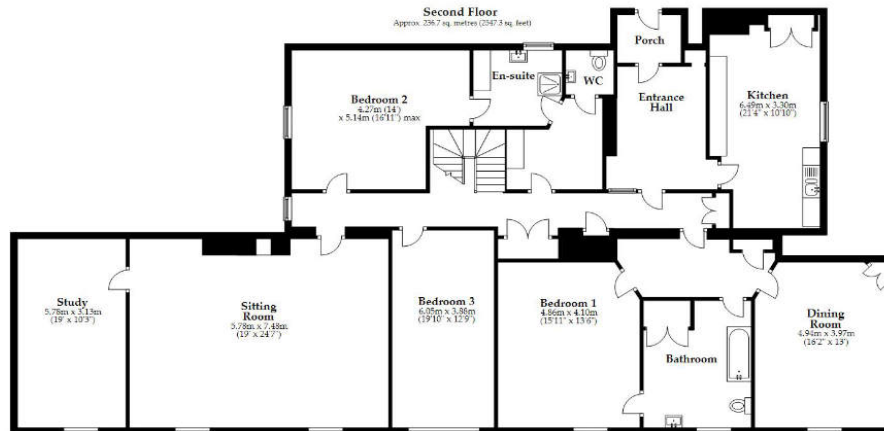
Ground Floor
Approx. 323.1 sq. metres (3477 sq. feet)



First Floor
Approx. 313.1 sq. metres (3370 sq. feet)



Second Floor
Approx. 282.7 sq. metres (3047 sq. feet)



Total area: approx. 872.8 sq. metres (9304.7 sq. feet)
Stoke Gabriel House, Stoke Gabriel

Gardens and grounds

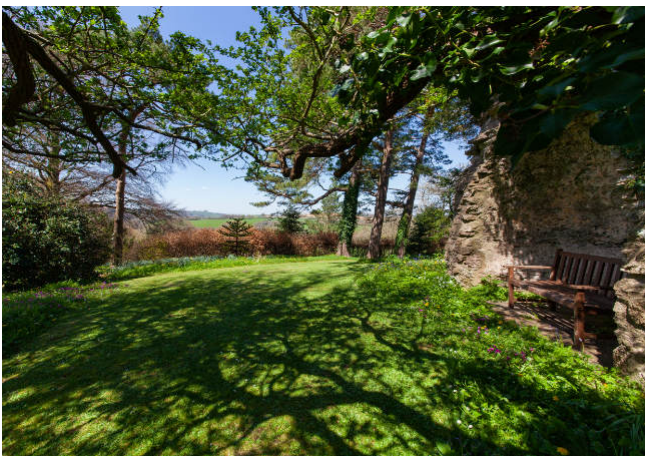
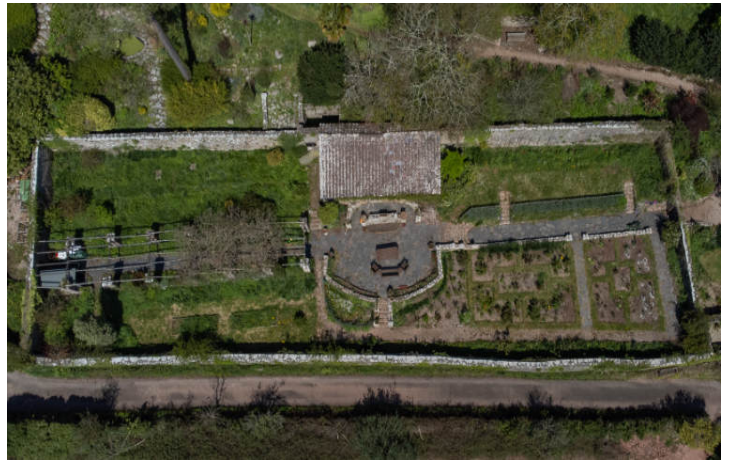
Electric double gates leads to the extensive parking area for several vehicles.

Opposite a detached former stables, coach house and once, stable cottage.

A driveway continues up to the rear of the property with parking and turning area and a detached garage 38'X18' (max).

The driveway leads to the front of the house with a sweeping circular patten. A pedestrian gate leads into Duncannon Lane. Access doors to various apartments. Laurel hedging to the southern boundary creates a large degree of privacy with open views across the adjoining paddock over the River Dart and the surrounding countryside. To the rear of the property is a courtyard.





The grounds

A pathway to the west of the property leads to a beautiful walled Rose garden, being approximately 0.25 acres with a 34' X 14' summer house. There is a wide selection of flowers and shrubs including large walk veranda with mature wisteria.

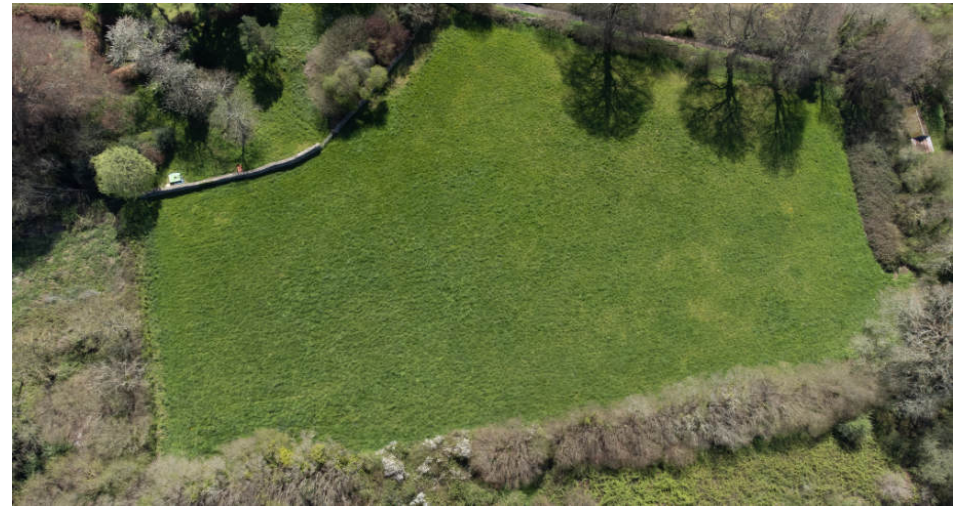
A pathway leads up to the rear of the garage and into the mature gardens with a huge range of flowers and shrubs, mature local and native trees. To the north, a stone Folly.

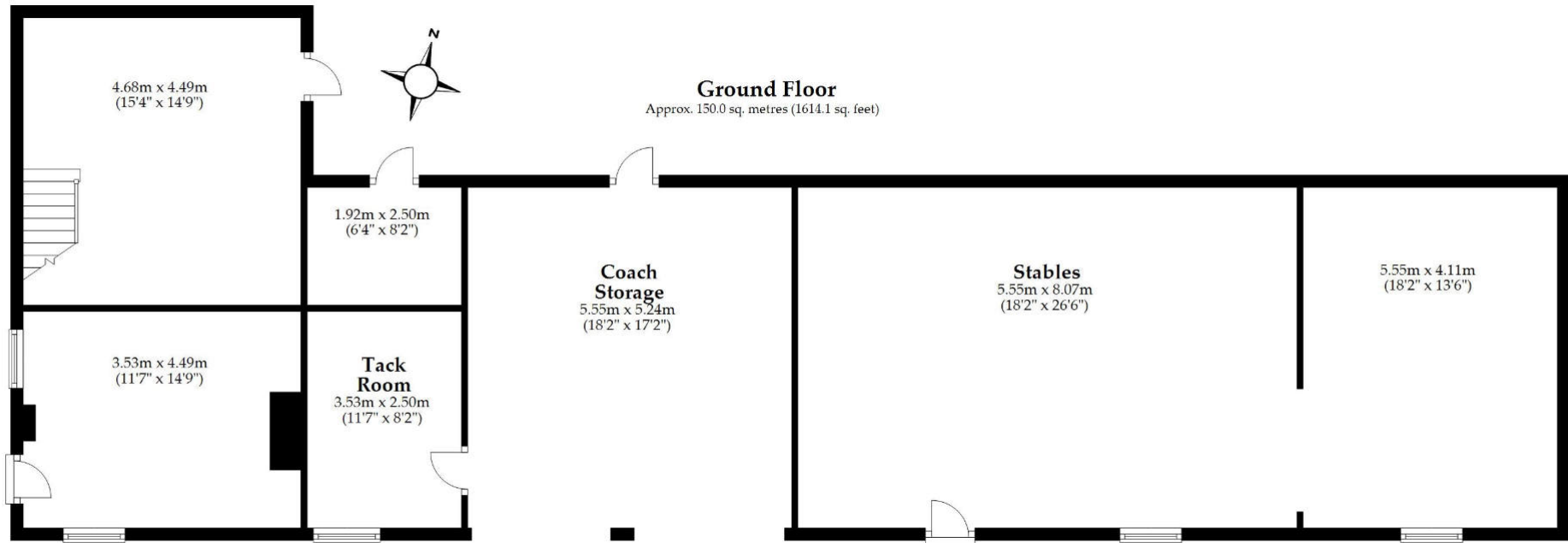
A pathway continues to a grass tennis court and seating area with beech hedging. The remaining area has meandering pathways through the delightful woodland area including a variety of Pine Trees, Palm and native trees, seasonal flowers and shrubs.

To the west of the gardens, a paddock being approximately 2.12 acres with an access gate to Duncannon Lane.

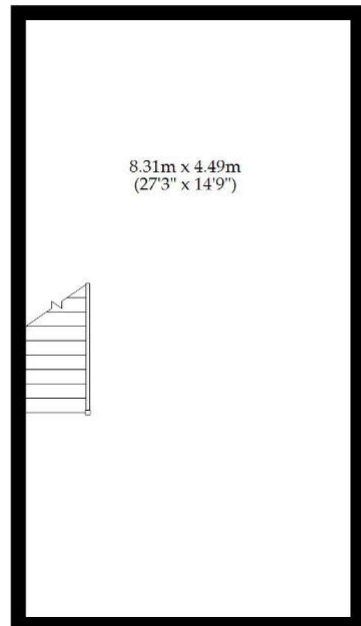
Opposite the property and across from Duncannon lane is a paddock and vegetable garden being approximately 1.88 acres, with stone walling and fencing as the boundary. To the rear is the former walled vegetable garden being approximately 0.48 acres. It is understood water is connected.

It is understood the total grounds amount of approximately 7.45 acres.





First Floor
Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 187.3 sq. metres (2015.7 sq. feet)
Stoke Gabriel House, Stables, Stoke Gabriel



