

MILLARD'S

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



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

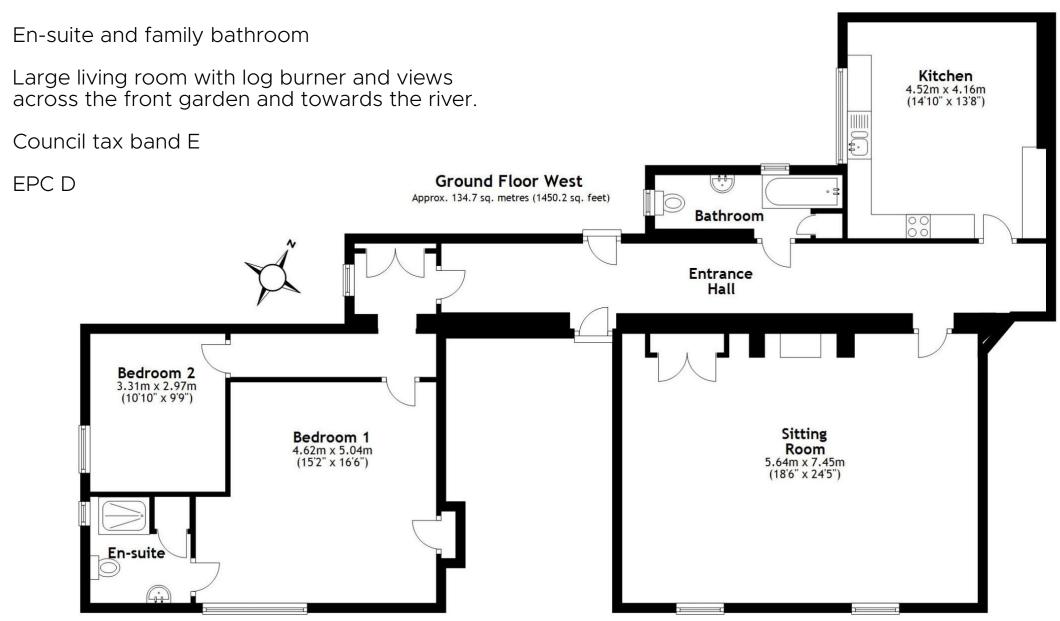
Approx. 129.1 sq. metres (1389.1 sq. feet)



Ground Floor West Wing:

Kitchen

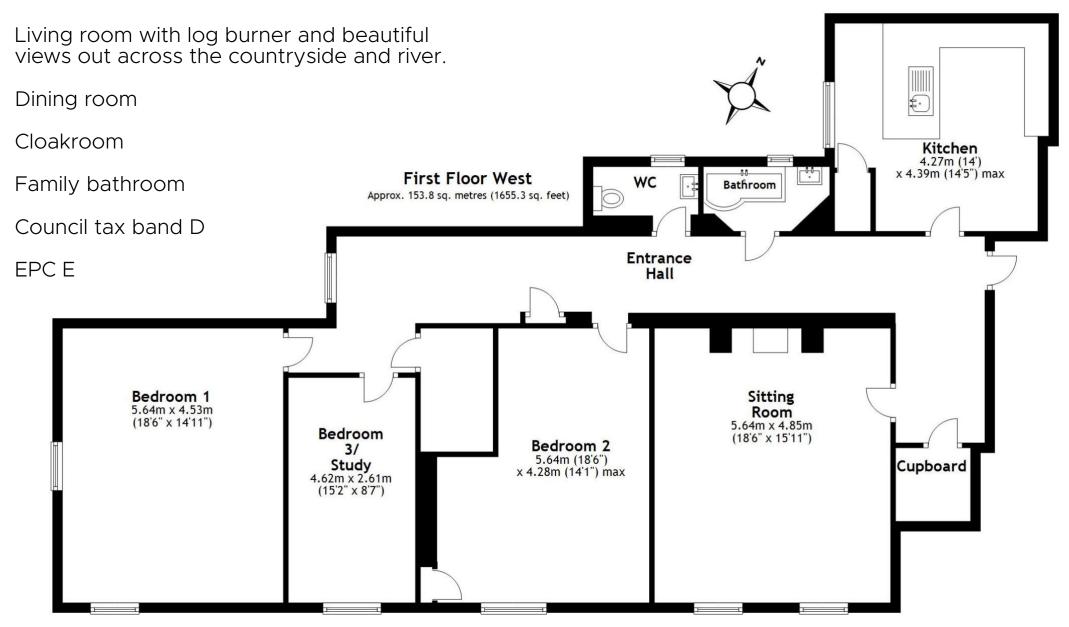
2 Bedrooms



First Floor West Wing:

Kitchen

3 bedrooms



First Floor East Wing:

Kitchen

3 bedrooms

Family bathroom

Living room with views out across the countryside and river.

(11'7" x 11'6")

Cupboard

Council tax band E

EPC D

Approx. 138.9 sq. metres (1495.2 sq. feet) Kitchen 4.27m x 5.19m (14' x 17') Shower Room **Bedroom 2** 3.60m x 4.81m (11'10" x 15'9") **Entrance** Hall Sitting Bedroom 1 Room 4.87m x 4.68m 5.88m x 6.61m $(16' \times 15'4")$ (19'3" x 21'8") Bedroom 3 3.53m x 3.50m

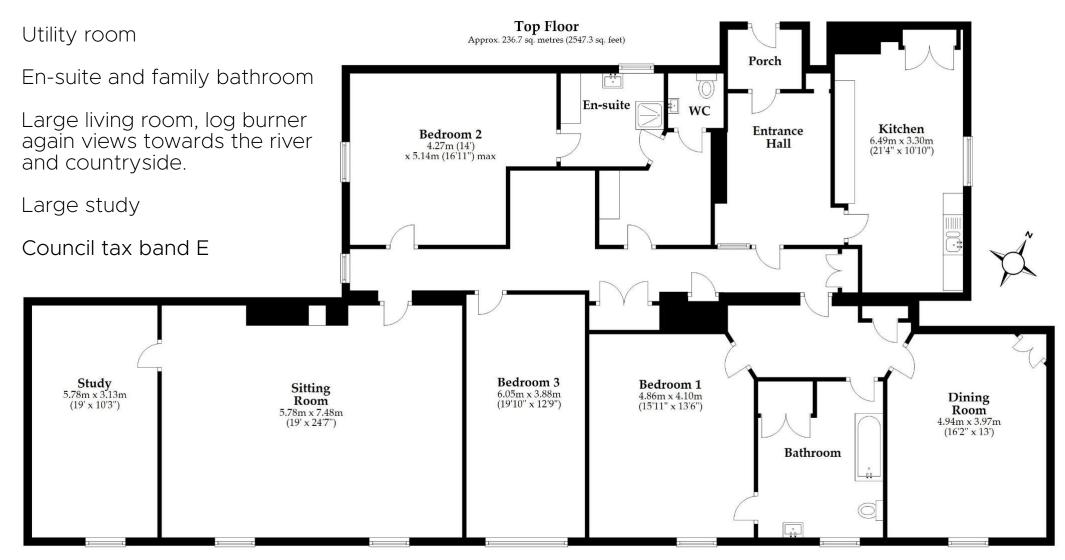
First Floor East

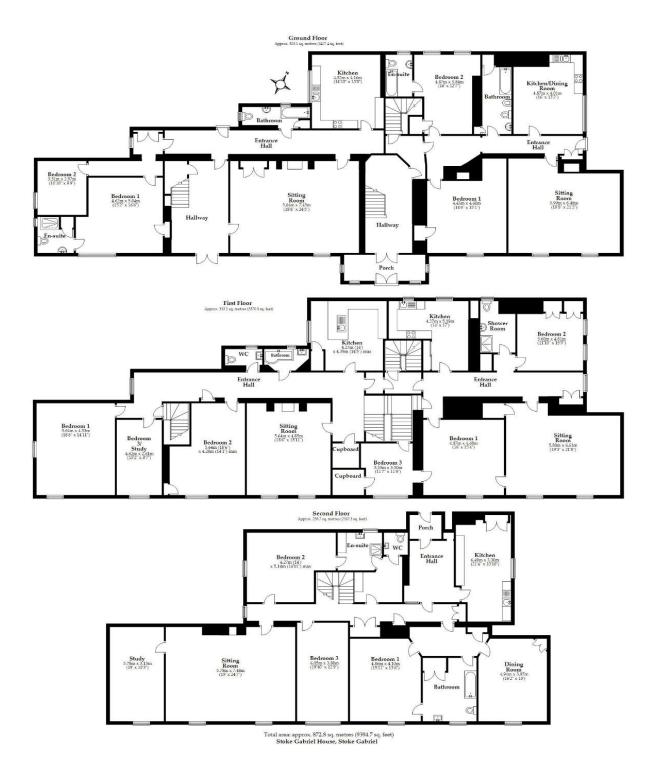
Top floor apartment:

Kitchen

Dining room

3 bedrooms





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 verity 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.

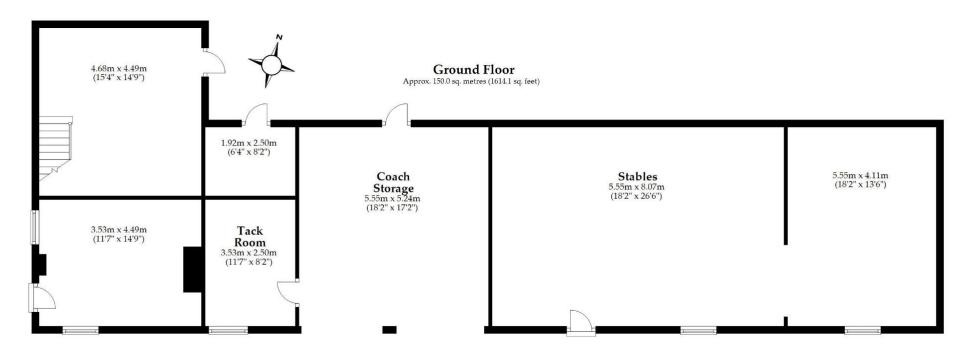
It is understood the total grounds amount of approximately 7.45 acres.



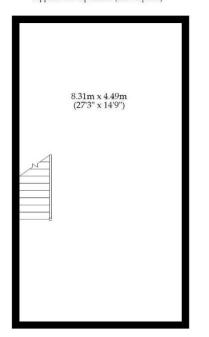








First Floor Approx. 37.3 sq. metres (401.6 sq. feet)



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



Services

It is understood that water, electrics and drainage are connected, except gas. The apartments have electric heating.

Marketing of Stoke Gabriel House

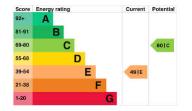
Millard's are acting on behalf of the trustees for Stoke Gabriel House and are marketing the property on an informal tender. The closing date for all offers will 12pm noon on Friday 23rd June 2023. All offers to be presented using an informal tender form. For further details, please contact Millard's

Viewings

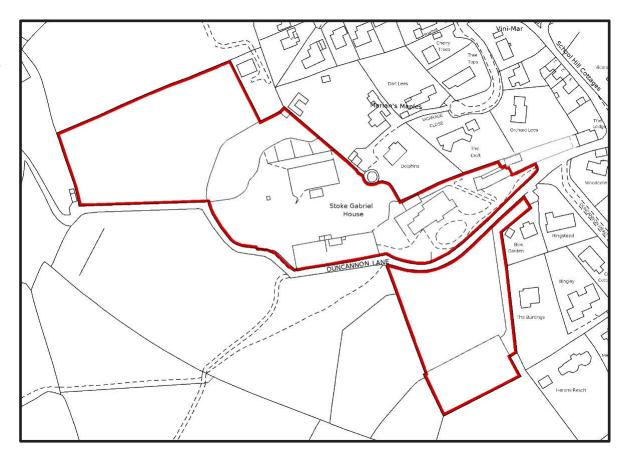
Strictly via sole agents Millard's.

Advanced booking is required. Please contact the office to discuss viewing arrangements for the property.

No inspections are permitted within the grounds without a member of staff. Millard's may require proof of funds to view the property.



First floor west wing EPC. Contact office for other EPC's.





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MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.