

GINKGO HOUSE

STOKE FLEMING, NR DARTMOUTH, DEVON

JACKSON-STOPS

GINKGO HOUSE, CINDERS LANE, STOKE FLEMING, NR DARTMOUTH, DEVON

TOTAL APPROX. FLOOR AREA 327.5 SQ M / 3525 SQ FT

A beautifully presented detached village house, with spacious accommodation, gorgeous gardens, ample parking, double garage, swimming pool and sea views.



DISTANCES

BLACKPOOL SANDS BLUE FLAG BEACH ½ MILE
DARTMOUTH 3 MILES
TOTNES (MAINLINE TRAIN STATION) 14 MILES
A38 19 MILES

GROUND FLOOR

- Entrance hall
- Laundry room and airing cupboard
- Large artist's studio
- Conservatory
- Four bedrooms
- Two shower rooms and a bathroom

FIRST FLOOR

- Kitchen / breakfast room
- Utility room
- Pantry
- Boiler room
- Dining room
- Sitting room
- Main bedroom with a dressing area and en suite bathroom
- Further double bedroom/ study

OUTSIDE

- Driveway offering parking for several vehicles
- Double garage
- Wrap-around gardens
- Swimming pool
- Several terraces

LOCATION

The pretty coastal village of Stoke Fleming lies between Dartmouth and Kingsbridge, overlooking Start Bay. This bustling village is home to a popular village pub, The Green Dragon, a well-stocked village store / post office, a highly regarded primary school, church and village hall. The village is on the main bus route between Dartmouth and Kingsbridge, and both market towns offer a good range of amenities and secondary education.

Dartmouth offers a wonderful and varied selection of shops, boutiques, galleries, pubs and restaurants, including The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025. Dartmouth hosts several yearly festivals, including the Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Alongside the traditional bakers, butcher and grocer, there are two supermarkets and an M&S Food Hall. The town is well serviced with a new health and well-being centre, a cinema, a leisure centre and both indoor and outdoor swimming pools. The River Dart is always a hive of activity, and as a deep-water port, attracts boats from all over the world. Dartmouth lies within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves. The mainline train station at Totnes runs a regular service to London in just over 2.5 hours and the A38 (M5) is about 19 miles.

THE PROPERTY

This lovely detached village house which is beautifully presented throughout, was built in 1989, and has since been extended, modernised and thoughtfully reconfigured to create exceptionally spacious and versatile accommodation extending to over 3,500 sq ft.















A generous entrance hall / boot room provides stairs rising to the first floor and a short flight of stairs descending to the bedroom quarters, where there are three double bedrooms and a further bedroom. These rooms are served by two shower rooms and a bathroom, while a separate laundry room and airing cupboard provides useful practical space. The ground floor also offers an impressive artist's studio, a wonderfully light and adaptable room with double doors opening into the conservatory and further doors leading directly to the swimming pool and gardens beyond.

The first floor comprises a spacious first-floor landing, a kitchen/breakfast room fitted with a comprehensive range of units and integral appliances, including two double ovens, microwave, dishwasher and fridge, and a living room with a woodburning stove, and sliding doors open onto the rear garden and full-width terrace. The dining area opens onto a substantial balcony, providing an ideal setting for al fresco dining and entertaining while enjoying the gorgeous views on offer. Also on the first floor is the principal bedroom suite, complete with a dressing area and en suite bathroom.

A further substantial room, measuring nearly 22ft in length, offers considerable flexibility and could be used as an additional bedroom, family room, formal sitting room, games room or study.



Overall, Ginkgo House offers unusually generous and adaptable accommodation, combining impressive proportions with a practical and beautifully presented interior.

OUTSIDE

The gardens form a particularly attractive feature of Ginkgo House, being largely south facing and enjoying a high level of privacy. From the sitting room is a full-width first-floor balcony, providing a wonderful, elevated seating area from which to enjoy the surrounding views.

The grounds are beautifully established, with areas of lawn and walled gardens, interspersed with mature trees and an abundance of colourful planting, including azaleas, camellias and rhododendrons. Several terraces are positioned throughout the gardens.

There is a 28ft heated outdoor swimming pool, which extends to approximately 3m at its deepest point and is surrounded by a generous sun terrace, and complemented by a pool house. There is ample parking for several vehicles and a detached double garage.

DIRECTIONS (TQ6 0RA)

Follow the A379 from Dartmouth towards Stoke Fleming and Kingsbridge. As you come into the village, drive down the hill, pass Bidders Close on your left, and take the next right into Cinders Lane. Ginkgo House will be found on the right-hand side before Stoke Lodge Hotel.

What3words – /// vegetable.birthing.cubed

PROPERTY INFORMATION

Services: Mains water, electricity, drainage. Oil fired CH, LPG swimming pool boiler and gas hob

Tenure: Freehold

Local Authority: South Hams District Council
www.southhams.gov.uk 01803 861234

Council Tax Band: G

EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222



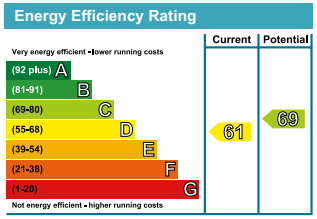


GINKGO HOUSE

TOTAL APPROX. FLOOR AREA
MAIN AREA: 327.5 SQ M (3525.0 SQ FT)
GARAGES: 29.0 SQ M (312.6 SQ FT)
OUTBUILDINGS: 8.6 SQ M (92.9 SQ FT)



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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