



Rydon House, Stoke Gabriel, Devon





A superb Georgian home with **wonderful gardens** located in the heart of the popular village of Stoke Gabriel.

**Summary of accommodation**

**Ground Floor**

Entrance hall | Sitting room | Dining room | Office | Kitchen | Utility | WC | Family bathroom

**First Floor**

Principal bedroom with en suite | Three further bedrooms | Study/family room

**Second Floor**

Bedroom | Loft space

**Outbuildings**

Garage | Two stores | Conservatory

**Distances**

Totnes 4 miles (London Paddington 2hrs 50mins), Exeter 24 miles Plymouth 25 miles

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)



## Situation

The picturesque village of Stoke Gabriel, within the South Devon ANOB, sits on the east bank of The River Dart. It is described as “the jewel on the Dart” and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea.

The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a vibrant preschool, primary school and general store, two public houses, cafés and a 13th century church with an ancient yew tree.

The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to the north of England, Scotland and London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5.

Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

## The property

Nestled in the heart of the esteemed Stoke Gabriel, this captivating former farmhouse presents an idyllic blend of charm and comfort. Positioned within a leisurely stroll from the village centre and the enchanting River Dart, this property boasts an inviting ambiance and secluded surroundings. Rydon House welcomes you with a lovely approach, featuring a sweeping driveway that introduces you to this beautiful home. Graced by a wonderful south-facing garden adorned with mature trees and shrubs, alongside a convenient garage, the exterior offers a glimpse of the allure within.

Stepping inside, an impressive hallway sets the tone for the property, leading to a spacious double reception room overlooking the mature garden while enjoying the warmth of a wood-burner, creating a perfect harmony of comfort and aesthetics. Ideal for hosting guests, a separate dining room provides an excellent space for entertaining, complemented by a generous kitchen breakfast room boasting an AGA stove and a separate utility room for convenience. It is also worth noting that there are high ceilings throughout and light and airy accommodation due to the large windows.



For those balancing work and home life, the property offers a dedicated office space and a study/family room, equipped with reliable WiFi, ensuring a seamless and productive work-from-home experience.

Ascending the staircase, the upper levels unveil five bedrooms, including an impressive principal suite. Additionally, a spacious loft area provides ample storage space, catering to various lifestyle needs. There is also an excellent family bathroom. Rydon House has a wonderful and warm feel as it is flooded with natural light and has a lovely flow which is typical of Georgian period properties.







## Services

Mains water, electricity and drainage. Gas AGA and central heating

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include curtains, light fittings, domestic electrical items and garden statuary.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111



## Directions (Postcode TQ9 6SP)

From the M5 motorway, follow signs for Torbay, taking the A380 past Newton Abbot and take the Torbay ring road turning right signed for Totnes on the A385. After quarter of a mile turn left just before the Parkers Arms and follow signs for Stoke Gabriel. Continue straight through to the village of Stoke Gabriel and until you see Paignton Road. Rydon House is on the left-hand side up a private driveway just before the Baptist chapel also on the left-hand side of the road.

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council. [www.southhams.gov.uk](http://www.southhams.gov.uk)

Email: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk) Tel: 01803 861234

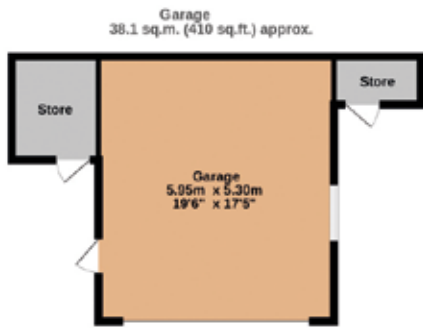
**Council Tax:** Band G

**EPC Rating:** D

Offers in Excess of £1,250,000







### Approximate Gross Internal Floor Area 406.7 sq m (4378 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated May 2024.

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