



MILLARD  
COOK

# THE GULLS, OVERSEAS, STOKE FLEMING, TQ6 0JP

A stunning detached house enjoying breath-taking views across  
Start Bay and the South Devon coastline.



The Gulls is a beautifully presented detached house, perfectly positioned in one of the most prestigious locations within the South Hams. Located in the sought after village of Stoke Fleming, this property offers breathtaking southerly views across Start Bay and the stunning South Devon coastline, making it an ideal choice for those seeking a second home or a permanent residence.

Over the years, the property has undergone significant improvements, ensuring that its commanding position is fully enhanced to take advantage of the exceptional surroundings. Today, the property provides versatile living accommodation with four double bedrooms, two bathrooms, four reception rooms, and a bespoke kitchen designed for modern living and entertaining.

Externally, the property continues to impress. There is a detached garage and storage area whilst, to the rear, an extensive decking and garden areas that offer ample seating and relaxation spaces. The highlight of the outdoor space is undoubtedly the plunge jet heated swimming pool and waterfall which overlooks the breathtaking sea views, providing a serene and luxurious coastal retreat.

The Gulls encapsulates the essence of coastal living, with ever-changing seasonal views stretching towards Start Point and Torcross. Watching the English Channel with its mix of commercial, freight, and recreational ships passing by adds to the charm and allure of this exquisite property.

Within a short walk is a local village store, public house, restaurant and the Blueflag award beach of Blackpool Sands, one of the most picturesque beaches in the Southwest.



## Accommodation

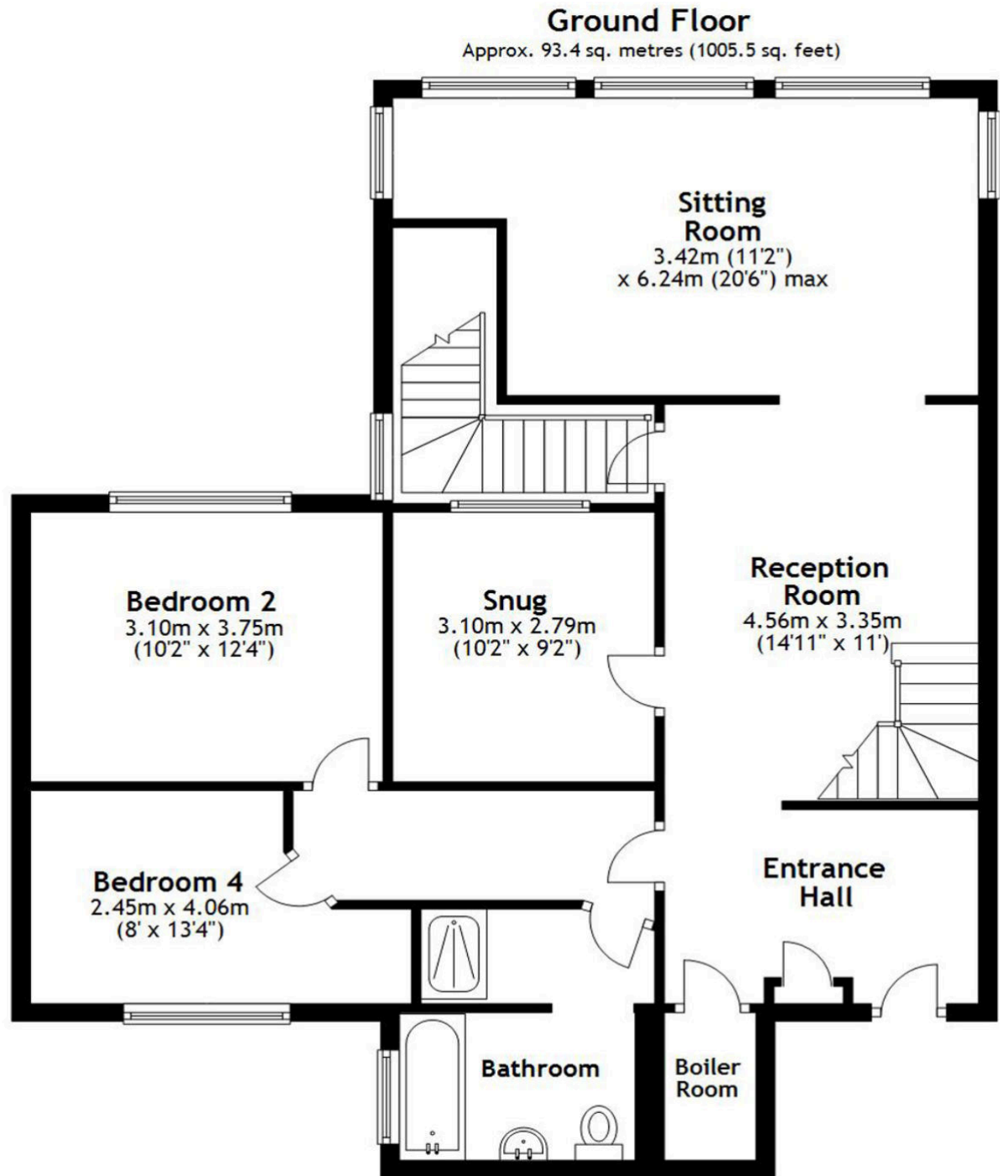
Entrance door leads to a good-size hallway which leads to the extensive seating options within the ground floor with a feature stone wall and electric fire as a focal point.

Beyond is the main living space being triple aspect enjoying breathtaking view across Start Bay, Start Point Lighthouse and the South Devon coastline including Torcross and Beesands.

There is a useful snug room/occasional bedroom 5.

From the entrance hall and passageway are two double bedrooms, one of which enjoying sea views and a bathroom.





## First floor

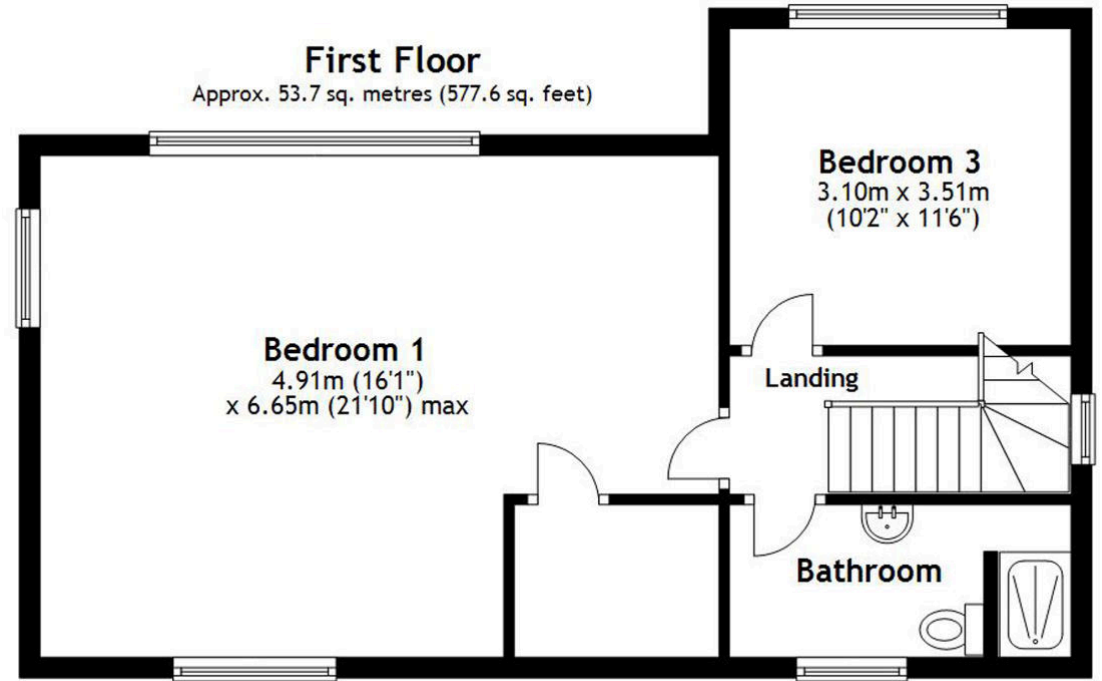
Landing leading to the principal bedroom which is a wonderful size being double aspect enjoying breathtaking views across start bay, including the coastline of Slapton and Start Point Lighthouse in the distance. There is a store cupboard with ample potential for an en-suite.

The dual aspect bedroom three offers the same views across the sea.

There is a tiled bathroom with a walk-in shower, WC, towel rail and a handbasin.







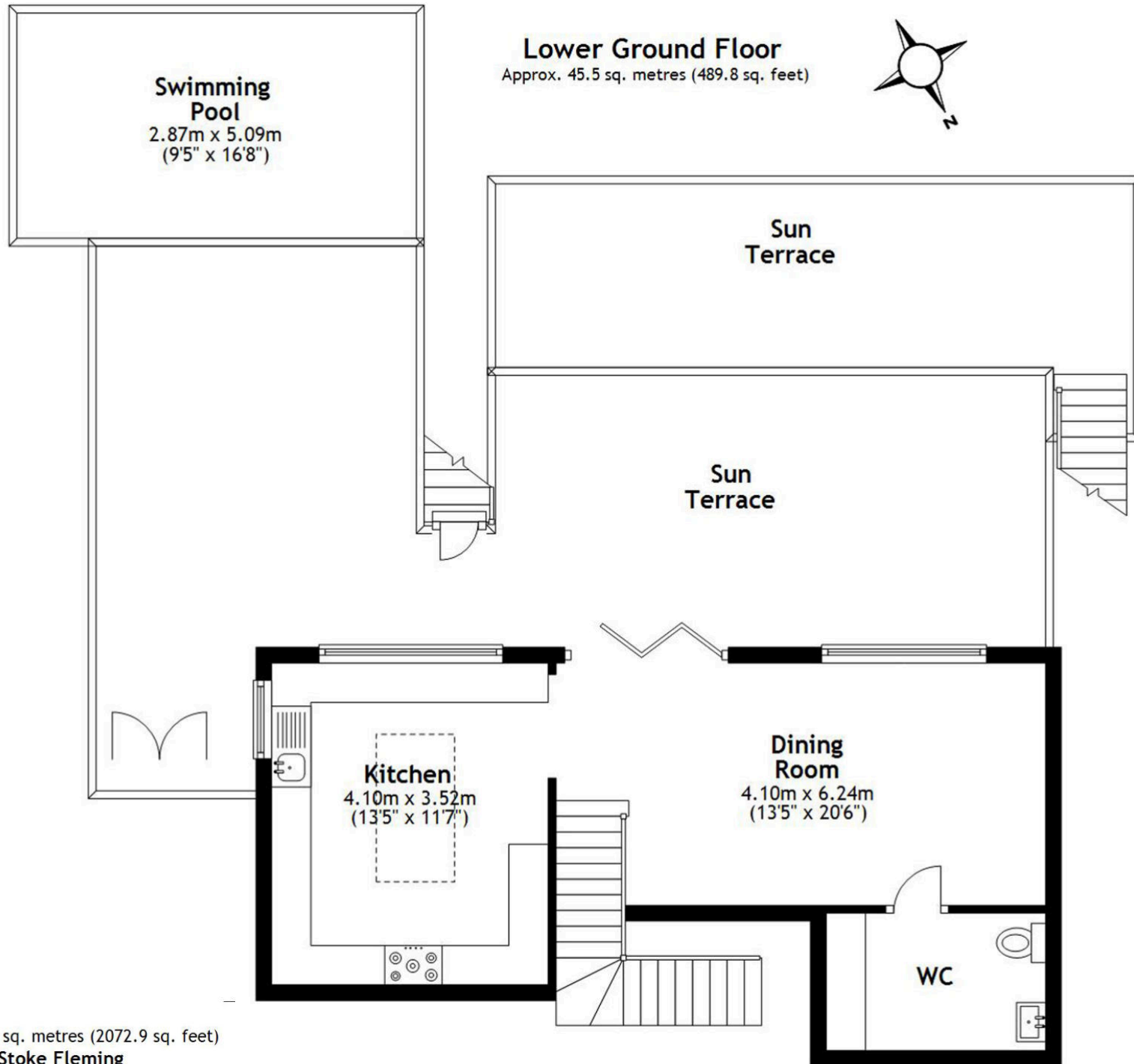


## Lower ground floor

The bespoke dual aspect kitchen is a wonderful size offering superb range of drawers, cupboards and wall mounted cupboards with stainless steel work surfaces. Built-in Smeg 4 ring halogen hob, extractor, large oven and Siemens dishwasher with space for a large American style fridge/freezer. Sink unit and Bi-folding windows overlooking the rear gardens and stunning sea views.

Adjacent, the large dining area has double doors and a large window overlooking the rear gardens and the stunning sea views beyond. There is a useful utility/cloakroom with WC, handbasin and plumbing for wash machine and a tumble dryer.





**Lower Ground Floor**

Approx. 45.5 sq. metres (489.8 sq. feet)

**Swimming Pool**  
2.87m x 5.09m  
(9'5" x 16'8")

**Sun Terrace**

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**Kitchen**  
4.10m x 3.52m  
(13'5" x 11'7")

**Dining Room**  
4.10m x 6.24m  
(13'5" x 20'6")

**WC**

Total area: approx. 192.6 sq. metres (2072.9 sq. feet)  
**The Gulls, Stoke Fleming**

## The Outside

A gate leads to the front door with access to the side. There is road parking to the front whilst, to the side, a detached garage. Behind, a useful store room with power. This would make an ideal area for a potential annexe or additional living above (subject to planning)

The rear gardens offer an extensive seating options with a decked area being the length of the property with glass balustrading and stone walling on the house.

Steps down to a further terrace and the multi-jet, directional swimming flow heated pool with water fountain and an adjacent shower. Steps to a grass area with mature shrubs including a number of pines trees with mature hedging as the boundaries.

Simply stunning 180 degree views are enjoyed from the gardens across Start Bay, the English Channel, Start Point and around towards Blackpool Sands beach, Stretre Gate, Torcross and Beesands.



## Services

Mains electric and water. Oil fired central heating.  
Private drainage.

Tax Band :F

EPC: D

Property size, approx. 2,072 sqft.

## Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans, and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

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