



BAILEYS MEADOW, STOKE FLEMING  
£490,000 FREEHOLD

## A CHARMING TWO/THREE BEDROOMED HOME IN THE HEART OF THE VILLAGE.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market  
Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A delightful home perfectly positioned amongst other beautifully established homes.

**DIRECTIONS:** From Dartmouth travel up College Way on the A379 to Townstal Road. Follow the A379 on to Yorke Road, sign posted to Stoke Fleming. Continue to Stoke Fleming, past the village hall on your right, through the narrows, then carry on straight ahead, to the right of the village shop and Post Office, on to Church Road. Carry on, then turn right at The Green Dragon Inn, onto Rectory Lane. Baileys Meadow is approximately 100 yards further along on your right. Turn onto Baileys Meadow, carry on down to the end, then turn left, "Meadow Side", will be on your right.

**DESCRIPTION:** Location is timeless. Perfectly positioned amidst other beautifully established homes, this gardeners delight will enchant you as soon as you set foot on the property. Invest in the charm and character of this property so close to the Village Inn, Village Church, and Village Shop. An easy walk to the Village Green, Village Hall, and to the beach at Blackpool Sands.

Sitting room with wood burner and bay window.

Kitchen with access to conservatory and patio.

Dining Room (with potential to be the third bedroom).

Principal bedroom with ensuite.

Double bedroom with bay window and views of the garden.

Family Bathroom.

Courtyard

Heart of Stoke Fleming location.

Artists studio at the bottom of the garden (a teenager would love their own space)

Sun drenched deck

Parking for 2 cars

**Owners Comments** - Living in a home like this in a lovely location for over twenty years, it's hard to sum up the pleasure, fun and security we've enjoyed. The village is a friendly place with lots of activities, but it's also possible to spend your time in the garden or sitting reading on the terrace. Blackpool sands with its footpath through the woods is an easy walk away, and it feels like a Mediterranean beach because of the trees so close to the sea. Walk the other way and you have a National Trust coastal footpath to little Dartmouth and onwards to Dartmouth. Back home on the 93 bus, you can have too much of a good thing!

**POSTCODE:** TQ6 0QD

**EPC RATING:** E

**COUNCIL TAX BAND:** D

**SERVICES:** Mains water, drainage and electricity are connected. There is no gas in the village.

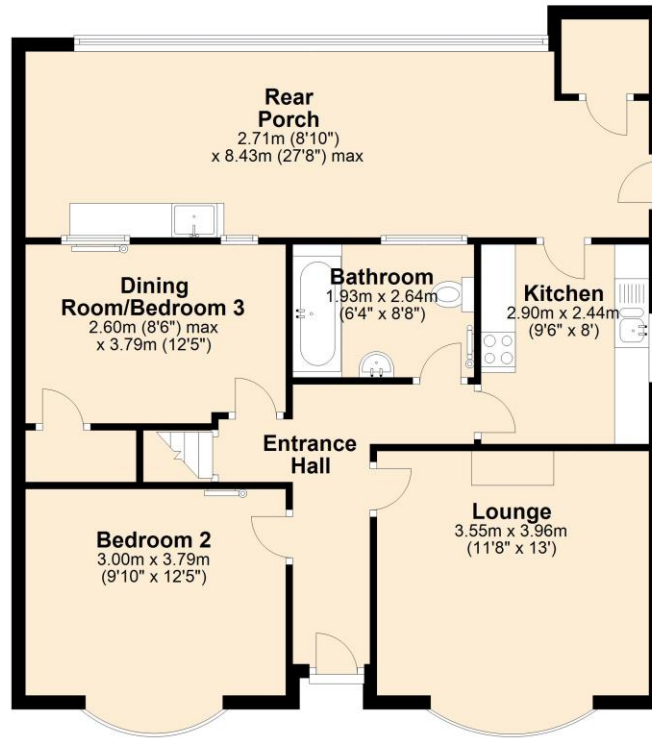








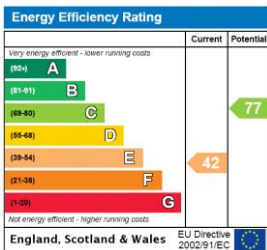
## Ground Floor



## First Floor



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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