



Monks Rest Cottage
Stokenham



You would be forgiven if you thought you had stepped back in time as you arrive at the exquisite collection of houses at the cross roads in Stokenham. For time has stood still in this little corner of the Devonshire countryside. Monks Rest Cottage – a former Wheelwrights dating back to the early 1800's – forms part of the huddle of homes that also includes an old school house and headmasters house.



THE COASTAL HOUSE
ESTATE AGENTS





A wall of east-facing windows overlooking the idyllic cottage courtyard, highlight the beautiful elm worktop topping timber shaker units and built in cupboards, the vaulted ceiling against the original stone wall gives the first indication that this building has seen some exciting changes.





Grand bi-folding doors open fully to reveal an open plan lounge and dining space. Pitch pine beams grace the ceiling, window sills highlighting the depth of the walls mean this majestic room is bursting with period features giving a sympathetic nod to this building's past as a Wheelwrights. A log burner in the corner of the lounge and the English elm flooring (the same tree was used for the front door and kitchen worktops) adds even more character to this cosy space. A window through to the kitchen means that this room benefits from triple aspect making it unusually light for a cottage of its age.


 THE COASTAL HOUSE
 ESTATE AGENTS





Wind your way up the staircase to the master bedroom, steeped in history the magnificent beams are not the the only feature – out of the wide opening roof windows are the most arresting views of open fields as far as the eye can see. Built in cupboards and eaves to the floor make the most of the available space, giving a sense of space and tranquility in this beautiful room.



Through to the connecting second bedroom, an adorable window seat provides a cosy reading nook or spot to watch the sun rise or admire the cottage courtyard below. The adjacent sun room has splendid sea views and with a little restoration, a great balcony.

The ground floor third bedroom is flooded by sunlight and has views out over the courtyard.



The clean lines of modern white tiled bathroom make a nice contrast to the wood and stone throughout the house.



The Little Details...

- 3 bedroom cottage
- Country and sea views
 - Village setting
- Charming period features
 - Mains electricity
- Mains water supply and drainage
- Gas fired central heating
 - Council tax Band D
 - EPC Band F
- Kingsbridge – 5.3 miles
 - Dartmouth – 11 miles
- A38 Devon Expressway – 16 miles
- Totnes for mainline trains to London
 - 14 miles



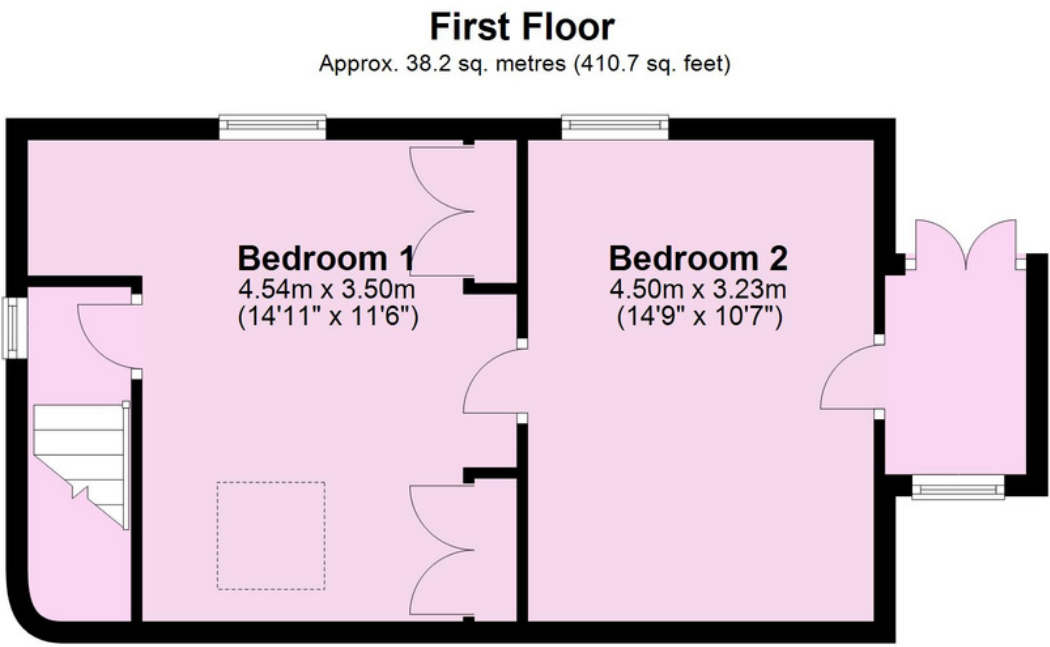
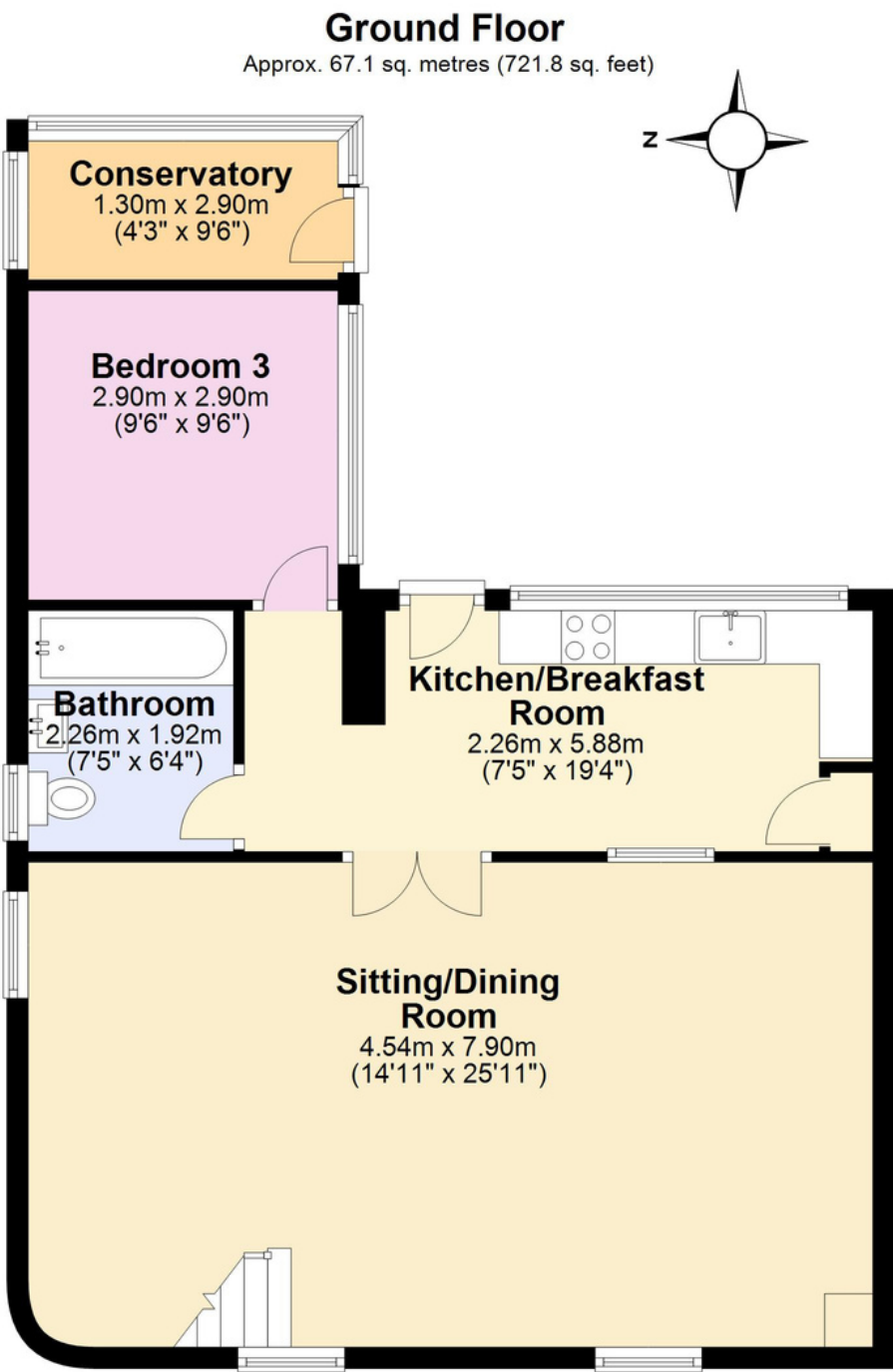
To view this property strictly by appointment only
please contact us by

E – team@thecoastalhouse.co.uk

T – 01803 835 788


THE COASTAL HOUSE
ESTATE AGENTS

Floorplan



Total area: approx. 105.2 sq. metres (1132.5 sq. feet)