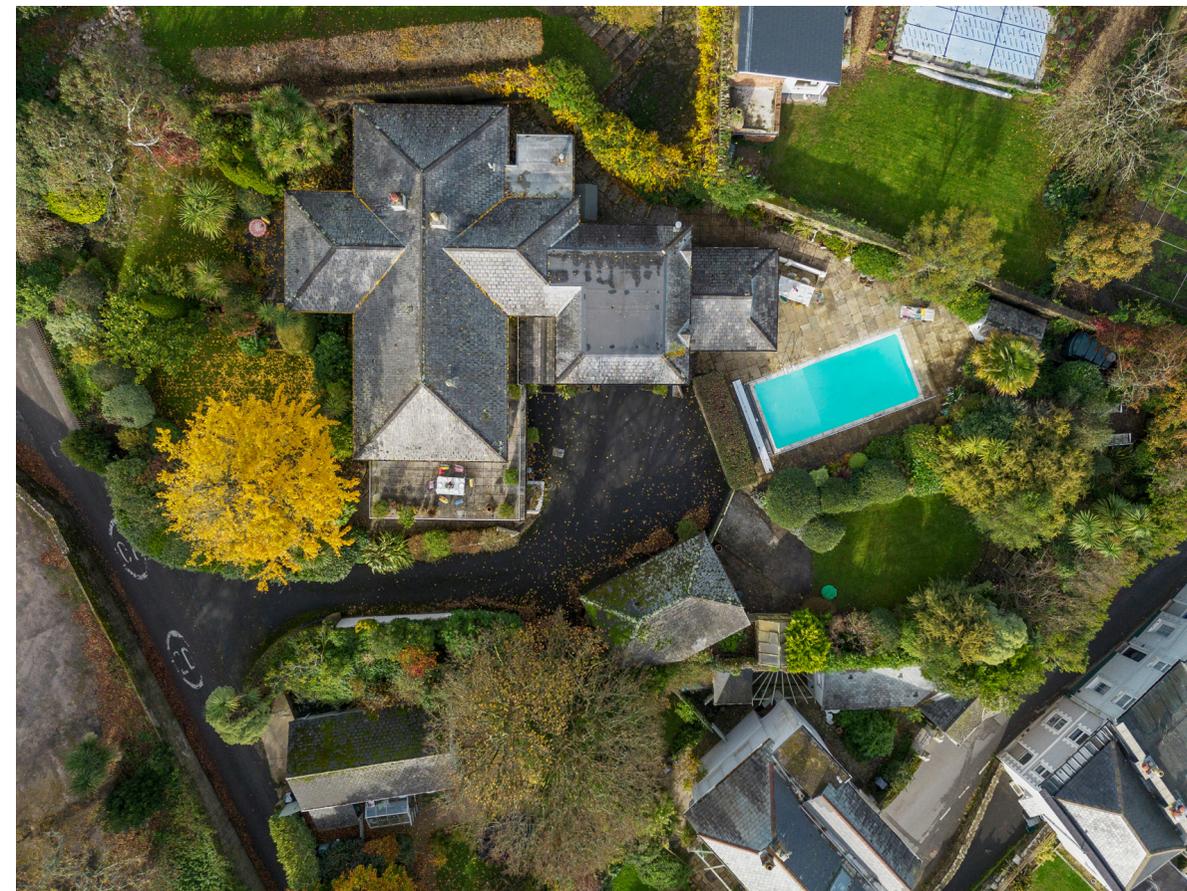


GINKGO  
HOUSE

A light blue line-art illustration of a Ginkgo leaf, positioned behind the text 'GINKGO HOUSE'. The leaf is detailed with fine lines representing its veins and has a slightly wavy, fan-like shape. It is centered behind the word 'GINKGO' and partially overlaps the word 'HOUSE'.



GINKGO  
HOUSE





Tucked discreetly within the heart of the sought-after coastal village of Stoke Fleming, Gingko House offers a rare combination of privacy, space and individuality.

Built in 1989 within the former grounds of the local Manor House, this substantial detached home enjoys a tranquil setting, hidden from view yet beautifully connected to the village and the sea beyond.

A private Driveway provides generous parking for four to five cars and leads to a detached double Garage.





The Gardens wrap gently around the house, a private sanctuary where mature planting softens every boundary. Lawned areas are interwoven with quiet corners of shade and sunlight, each inviting pause and reflection. The namesake Ginkgo tree stands as a sculptural focal point, its leaves shimmering in the breeze.

To the side, a secluded Patio opens to the Swimming Pool and sun Terrace, an idyllic setting for summer gatherings or quiet moments of stillness. Every pathway leads to another charming sitting area bathing in dappled light beneath the trees.



GINKGO  
HOUSE



A Garden Sanctuary



Creative Spaces



Inside, Ginkgo House reveals itself as a home of unexpected scale and versatility. Its reverse-level living design makes the most of the elevated position, creating a sense of intrigue as the spaces unfold.

The Art Studio sits at the heart of the home's creative spirit, an impressive light-filled room that can adapt effortlessly to changing needs.

Whether used as a second Sitting Room, Games Room or an independent guest wing, it offers remarkable freedom.

The adjoining Garden Room opens directly onto a sheltered Patio complete with the inviting Swimming Pool, a delightful space that feels both secluded and sociable.

GINKGO  
HOUSE

Upstairs, the main living spaces enjoy an outlook that stretches across the village towards the sea. The open plan Living Room, Dining Area and Kitchen flow naturally together, defined by thoughtful zoning that balances openness with a sense of purpose.

From the Living Room, sliding doors lead out to a peaceful lawned Garden, creating a seamless connection to the outdoors.





Sociable Spaces

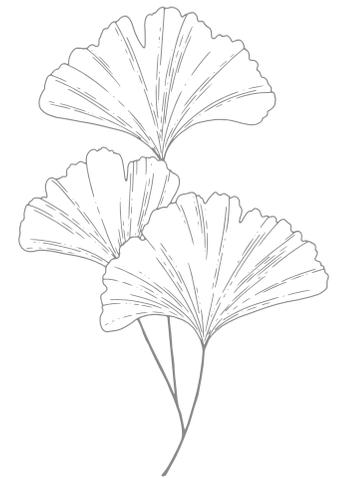


# Serene Outlook





The Kitchen opens onto a broad Terrace perfectly positioned for entertaining or lingering over breakfast as the morning light drifts across the bay, a space that feels both elevated and welcoming, where the gentle sweep of the coastline becomes an ever-changing backdrop to daily life and long, unhurried gatherings.



# Rest Easy

Also on this level, the Principal Bedroom Suite provides a serene retreat with an elegant sense of privacy, while a second expansive Bedroom offers exceptional light and wide views, making it equally suitable as a Studio or inspiring workspace.





On the ground floor, four additional Bedrooms offer comfort and flexibility for family or guests.

A spacious linen Closet, Family Bathroom and two separate Shower Rooms complete this level, ensuring practicality sits comfortably alongside the home's generous proportions.



Ginkgo House is a home of quiet distinction - creative, generous and deeply connected to its surroundings. A place where light, colour and landscape combine to create a sense of serenity that lingers long after you leave.



## The Little Details...

**Postcode:** TQ6 0RA

**Tenure:** Freehold

**Council Tax:** Band G

**EPC Rating:** D

**Local Authority:** South Hams District Council

**Restrictions:** Tree Preservation Orders on some trees; restrictions regarding roof height & shape

**Access:** 2 Steps from Driveway: Main Living Area on first floor

**Broadband Speed:** Ultrafast Broadband available - up to 1800mbps

**Mobile Coverage:** Good

**Mains:** Water, Electricity & Drainage

**Heating:** Oil (Gas for Swimming Pool)

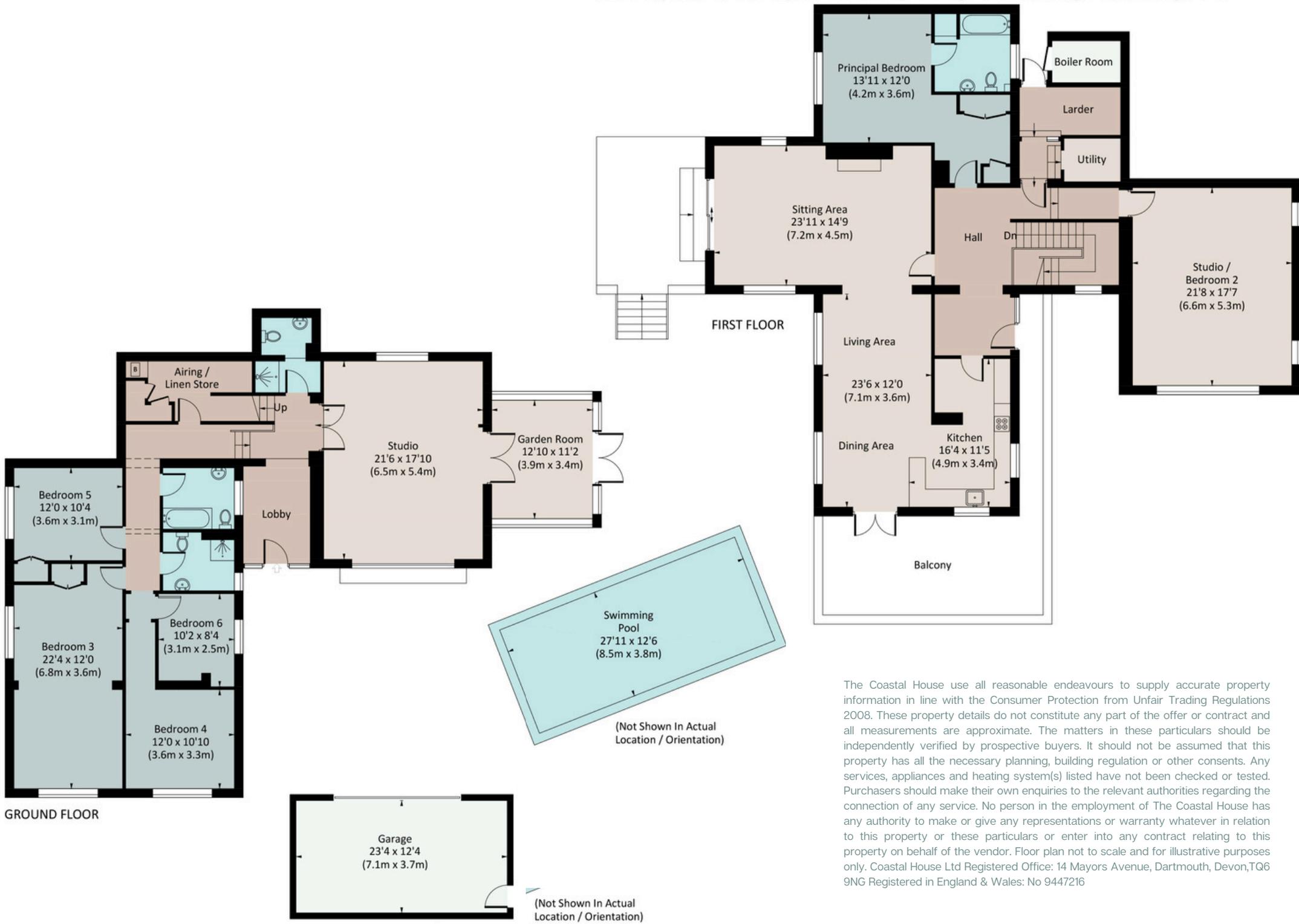
**Parking:** Double Garage & Driveway Parking for 5 Vehicles

**Transport:** Totnes (12 miles) for mainline trains to London

A38 Devon Expressway - 20 miles

**W3W:** [commutes.defended.dragon](https://www.commutes.defended.dragon)

GINKGO  
HOUSE



The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Coastal House Ltd Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG Registered in England & Wales: No 9447216



**Beaches:**

Blackpool Sands, Strete Gate, Slapton Sands



**Cinema:**

Flavel Dartmouth. Merlin Kingsbridge



**Theatre:**

The Flavel, Dartmouth.



**Restaurants:**

Trattoria Spaggia, The Green Dragon



**Watersports:**

Red Paddle, Blackpool Sands



**Supermarkets:**

Village Shop. Sainsburys, Lidl & M&S Nearby



**Schools:**

Stoke Fleming: Outstanding



**Sports:**

Football, cricket & pétanque at the playing field  
Local clubs for bowls, table tennis, and yoga.



Beyond its boundaries, Stoke Fleming remains one of South Devon's most coveted coastal villages. A welcoming community with a thriving pub, café and village shop, it sits above the sweeping curve of Start Bay, moments from the renowned beach at Blackpool Sands. The historic harbour town of Dartmouth, with its fine dining, galleries and boutiques, is just a short drive away.



  
COASTAL COLLECTION  
BESPOKE & UNIQUE PROPERTIES



We would love to show you around:

[team@thecoastalhouse.co.uk](mailto:team@thecoastalhouse.co.uk)

01803 835 788

[www.thecoastalhouse.co.uk](http://www.thecoastalhouse.co.uk)