

RIVALLYN

The logo for Rivallyn features the brand name in a clean, sans-serif font. The word "RIVALLYN" is positioned to the left of a large, thin-lined circle. A horizontal line is drawn below the text, starting from the left edge and extending to the right, where it ends at the top of the circle. The letters "LYN" are colored in a light gold or yellow hue, while the rest of the text and the line are in a dark grey or black color.



Rivallyn occupies an enviable elevated position, its profile shaped by an architect who designed the house as his own, intent on capturing the full sweep of the landscape.

Set on a dramatic sloping plot above the sought-after village of Stoke Gabriel, the house looks across rooftops and treetops towards the Mill Pool, the River Dart beyond and the surrounding countryside.

From first sight it is clear that this is a home conceived with integrity. Strong architectural principles from the late twentieth century give the design a quiet confidence, while solid construction and finely judged detailing speak of enduring craftsmanship rather than passing fashion.

Approached up a wide sweeping drive, the house reveals subtle choreography of form and space. A curving brick wall introduces an organic note to the entrance sequence, softening the geometry and guiding you towards the front door.

A generous and integral double Garage sits below the house, and a short flight of steps rises to the entrance, across a paved terrace.



# Stunning Scenery

Inside, the Entrance Hall opens with calm assurance. There is an immediate feeling of arrival, a home that settles around you.

Directly ahead, the Dining Room draws the eye through to countryside views framed by large patio doors.



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Lined with bookshelves, the Dining Room is a space designed for long conversations and unhurried evenings. The doors open onto a broad elliptical Patio, perfectly positioned for the arc of the sun. Morning coffee is taken here in gentle light, while later in the day the Terrace becomes a natural setting for supper or a quiet drink as the light softens. From this vantage point the panorama unfolds across the village to the Mill Pool, oak woods, the ribbon of river beyond, and framing it all, the open rolling countryside that shifts with the seasons.

Off the Dining Room, a Sunroom offers another place to hang your coat and land, before stepping into the dual-aspect Living Room.

Here a marble fireplace forms a natural focal point, anchoring the space with a sense of permanence. The proportions are comfortable and well-balanced, with sliding patio doors leading to a continuation of the Terrace. Wide skies deliver striking sunsets and remarkable night skies thanks to this low-light village setting.





The Kitchen is both generous and thoughtfully arranged, fitted with sympathetic modern cabinetry that respects the spirit of the house. A wide picture window frames the view, transforming everyday tasks into moments of quiet appreciation. The original serving hatch remains in place, a subtle reminder of the home's heritage and a practical link between Kitchen and Dining Room.

Just beyond, around the corner from the Kitchen, a highly adaptable room currently serves as a Utility space. Its scale and position offers excellent flexibility, whether as a Workshop, secondary preparation area, or with thoughtful reconfiguration, an En-suite to the second Bedroom, creating an ideal and private Guest Suite.



Bedtime Bliss



The clever floor plan creates a distinct Bedroom wing. Four well-proportioned Bedrooms line this side of the house, each with wide tilt and turn windows and good storage. The Principal Bedroom is particularly spacious, with an En-Suite Shower Room. A Family Bathroom sits centrally, serving the remaining rooms with equal convenience.

Across the Entrance Hall, a Study, provides a peaceful retreat for work or creativity, which could be a fifth Bedroom.

Throughout the interior, the architectural vision is expressed in materials and finish. Maple flooring reclaimed from a decommissioned ballroom flows throughout the house, its warmth complemented by bespoke joinery, solid teak doors, architraves and skirting boards. Wide window openings have been carefully positioned to capture light and frame the surrounding landscape, creating a natural dialogue between inside and out.

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A Garden Paradise



Outside, the Garden has been thoughtfully shaped from the contours of the land - originally an apple orchard. Flagged steps lead to a discrete Garden Room, ideal for a Home Gym, Studio, or Workshop.

The lower Garden, accessed via bespoke hardwood stairs, has been developed to retain a woodland atmosphere, enriched with bulbs, shrubs and mature planting. Winding pathways weave through this, with seated areas for relaxation. A large wooden deck hugs a stunning high wall of Devon stone to create a secluded area, ideal for a fire pit or hot tub for those cosy winter evenings or late summer nights.

A separate Garden bordering the lower drive is distinguished by Mediterranean-style planting and provides two level Parking Spaces in addition to the Garages.



Rivallyn is unique. It is an expansive single-storey home of distinctive architectural character, yet its greatest strength lies in its ease. Warm, practical and deeply comfortable, it offers a setting that supports daily life, while quietly celebrating design, craftsmanship and its exceptional position above one of South Devon's most cherished villages.

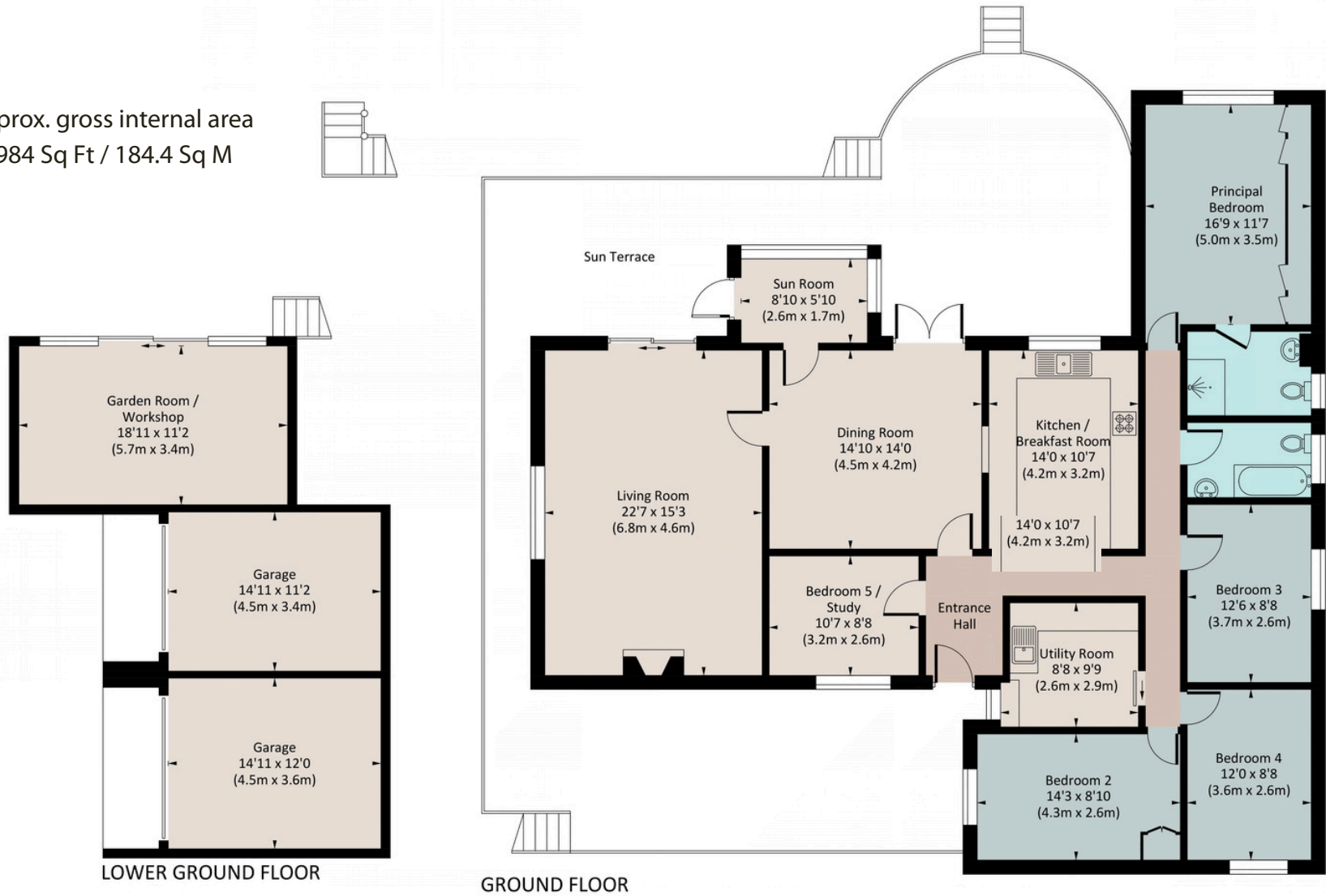
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## The Little Details

- Postcode: TQ9 6SX
- Location: Conservation Area
- Tenure: Freehold
- Council Tax: Band G
- EPC Rating: D
- Local Authority: South Hams District Council
  
- Access: Rising Driveway To A Flight Of 12 Steps To The Front Door.
- Broadband Speed: Superfast Available - Up To 80 Mbps
- Mobile Coverage: Good
- Mains: Gas, Water, Electric & Drainage
- Heating: Gas Central Heating, Electric Underfloor Heating in the Kitchen.
  
- Parking: 2 Spaces On Driveway, 2 Garages With Space In Front
- Transport: Totnes (5 miles) or Paignton (4.5 miles) for mainline trains to London
- A38 Devon Expressway - 12 miles, 23 miles to the M5
- W3W: decorated.barstool.about

Approx. gross internal area  
1984 Sq Ft / 184.4 Sq M



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## About Stoke Gabriel

Situated in a creek in the upper reaches of the beautiful estuary of the River Dart, this ancient and unspoilt village retains its quintessentially English village atmosphere. Whether in its Norman church with its 1,000-year-old yew tree in the churchyard, its old inn or the gentle tangle of cottages leading down to the river where locals have fished for Dart Salmon for centuries, the past lies all around.

From the quay by the river, where children can go crabbing, there are gentle strolls to be taken along the riverbank or through the old apple orchard and winding streets of the Village, where unexpected glimpses abound.

In addition to its natural beauty and historic interest, the village is well served with local amenities; award-winning restaurants, acclaimed vineyards, pubs, local shops, a post office and a well-regarded primary school all lie within walking distance of Rivallyn.

The Boating Association is a large part of village life offering fantastic recreational facilities, training for youngsters with boat moorings and storage available. The River Dart is a renowned centre for yachting and dinghy sailing.

There are good golf courses at nearby Churston and Dartmouth and Dartmoor National Park, just 10 miles away, offers a range of outdoor pursuits such as riding, walking and fishing.





*Our team would love to show you around...*

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