



**1 Church Street, Starcross**

Guide Price **£425,000**

**DART &  
PARTNERS**  
Established 1971





# 1 Church Street

Starcross, Exeter

For sale for the first time in 26 years a fabulous Victorian detached cottage located in the heart of the waterside village of Starcross. Believed to have been originally built in the late 18th century and extended in the 1950's this well loved home has been tastefully refurbished by its current owners and boasts spacious living space with gardens, garage and off road parking for several vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached Cottage
- Four Bedrooms
- Three Reception Rooms
- Enclosed Front & Rear Garden
- Garage
- Off Road Parking
- Master Ensuite
- Gas Central Heating
- Double Glazing





The property is approached by a fenced front garden with path leading to uPVC double glazed door into

#### **Porch**

Upvc double glazed window to side aspect. Hanging hooks for coats. Coved ceiling. Radiator. Door into

#### **Hallway**

A spacious entrance hallway with coved ceilings. Radiator. Doors leading to principle rooms. Double paneled glass and wood frame doors leading into

#### **Living room**

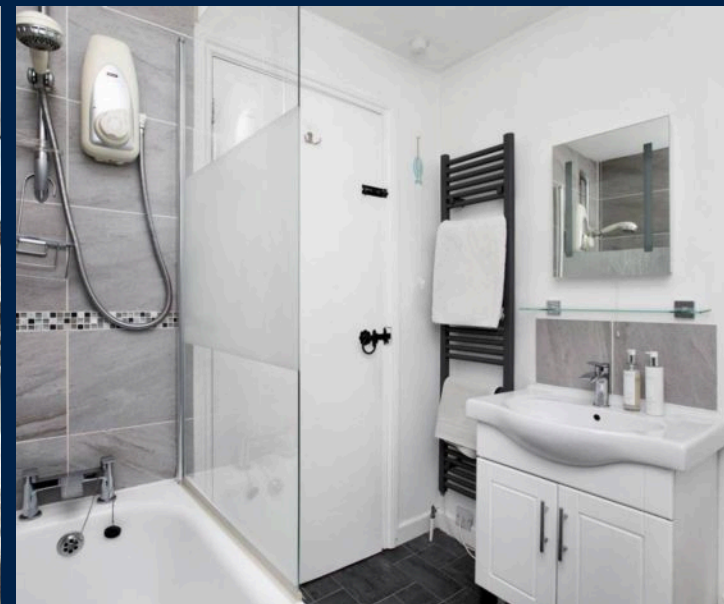
A beautiful room with uPVC double glazed window to front aspect featuring a wood burning stove installed within the last 2 years with tiled hearth and oak beam mantle. Vertical ladder style radiator. Coved ceiling.

#### **Kitchen/Breakfast room**

Sitting at the back of the home a beautifully fitted kitchen renovated in 2021 with a matching range of wall and base units finished with a black granite worktop, Belfast style sink and centre island with wine chiller, integrated full height fridge, full height freezer and dishwasher. Space for range style cooker with both electric and gas connections. Extractor hood. Radiator. Under the stairs has been carefully fitted with shelving and cupboards and has an integrated microwave. Stairs rise to the first floor. Opening into

#### **Dining Room**

A beautiful family room overlooking the rear garden, fitted with a new roof in 2021 and well insulated. Carefully fitted with a corner bench with storage beneath and finished with some soft cushions. The two Velux windows allow plenty of natural light to flood the space. uPVC French style doors leading to the rear garden.







### Living/Dining Room

A double aspect room running from the front to the back of the property. uPVC French style doors lead to the rear garden whilst a uPVC double glazed window looks towards the front aspect. Gas fired wood burner. Two radiators.

From the kitchen stairs rise to the first floor

### Master Bedroom

Built in sliding door wardrobes with one side providing hanging and drawers, the other side housing the hot water tank with current estuary views (see notes). A double aspect room with two uPVC double glazed windows. Oak shelving into recess.

### Ensuite Shower Room

Walk in shower cubicle with electric shower over. Wc, wash hand basin. Extractor fan.

### Bedroom Two

Another beautifully light room with double aspect uPVC double glazed windows. Built in sliding door wardrobe. Radiator. Current estuary view.

### Bedrooms Three

A double room with uPVC double glazed window to front aspect. Radiator.

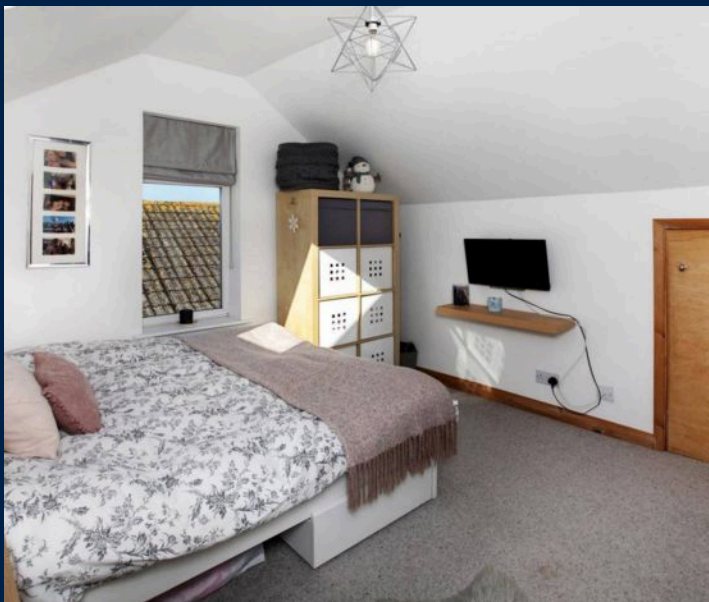
### Bathroom

Fitted with a matching white suite to include bath with mains fed electric power shower over. Vanity fitted wash hand basin. Low level wc. Obscure uPVC double glazed window. Electric heated towel rail.

### Bedroom Four

A single bedroom currently used as a study with free standing corner wardrobes that can be left by the current owners. Radiator. uPVC double glazed window.

From the landing space saving wooden staircase leads to





### **Loft Space**

A large space currently used as a bedroom with study. Two Velux double glazed windows. Radiator. Power points. Tv aerial. Three spacious storage cupboards into eaves. One housing the header tank for the boiler.

### **Outside**

To the front of the property the front garden is mainly laid to lawn and bordered by a picket style fence with mature shrubs and trees to include a stunning silver birch.

The rear garden is fully enclosed and has been beautifully landscaped to include a paved patio area, an area of lawn and a newly fitted raised composite decking area enjoying a sunny aspect. There are several sleeper style planters for bedding plants. Large shed for storage which is 1 year old. Outside tap and door leading into.

### **Garage**

Up and over door. Power. Light. Space and plumbing for washing machine and tumble dryer.

To the front of the garage there is off road parking for 2/3 cars.

Viewing comes highly recommended to appreciate the wonderful space this much loved family home offers.

- Please note, estuary views are marked as current as there is planning permission granted next door for an apartment block which will block some of the views particularly in the master bedroom, buyers should make their own investigations.

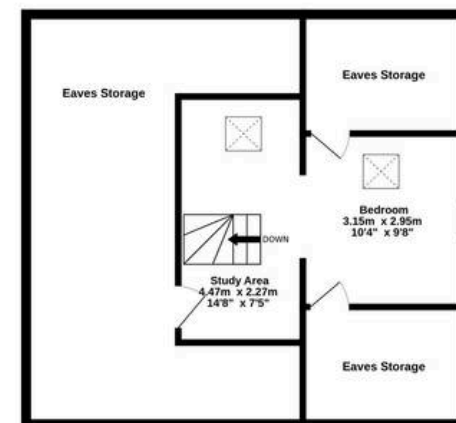
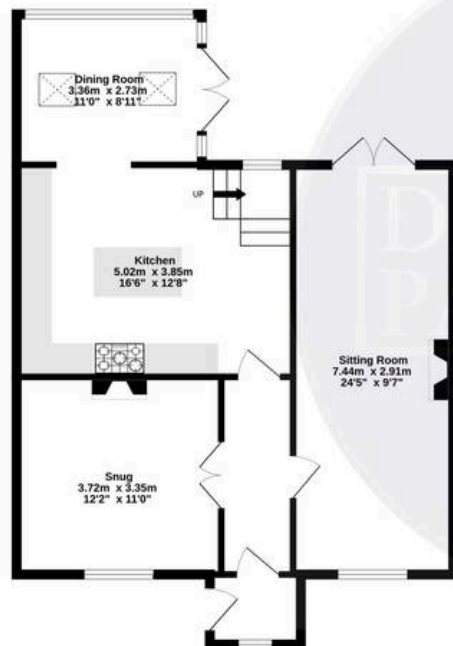
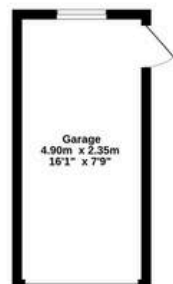


Garage  
11.5 sq.m. (124 sq.ft.) approx.

Ground Floor  
69.5 sq.m. (748 sq.ft.) approx.

1st Floor  
59.9 sq.m. (648 sq.ft.) approx.

2nd Floor  
59.3 sq.m. (638 sq.ft.) approx.



**TOTAL FLOOR AREA : 200.2 sq.m. (2155 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

