



MILLARD
COOK



4 bedrooms
24ft Kitchen/breakfast room
Living room
Bathroom & shower room
Level landscaped gardens
2 Garages & ample parking
Sea views

THE SCHOOL HOUSE

STRETE, NR. DARTMOUTH, TQ6 0RW

A beautifully presented detached house with landscaped gardens, ample parking and garaging, enjoying both sea and country views



Set in the charming village of Strete, The School House is a beautifully presented 4 bedroom detached house, situated on an elevated position enjoying wonderful country and sea views across Start Bay and towards Dartmouth.

Originally built for the headmaster of the local village school, the property has undergone significant works in recent years including underfloor heating with oak floors, a wonderful 24ft kitchen breakfast room, 4 bedrooms, living room, bathroom, shower room and professional landscaped gardens with ample parking and two garages. It is an ideal property for those wishing to purchase a permanent residence or as a holiday home.

Strete is located between two stunning beaches, Blackpool Sands in Stoke Fleming and Slapton Sands, approximately 1 mile from the property. Slapton beach is around two miles long, famous for the preparation and rehearsals for the D-Day landings during WWII (named Operation Tiger, April 1944).

Today, the dog friendly beach also has a pub and café and a fish & chip restaurant in Torcross. The village of Strete offers a wonderful community run public house, church, village green and store.

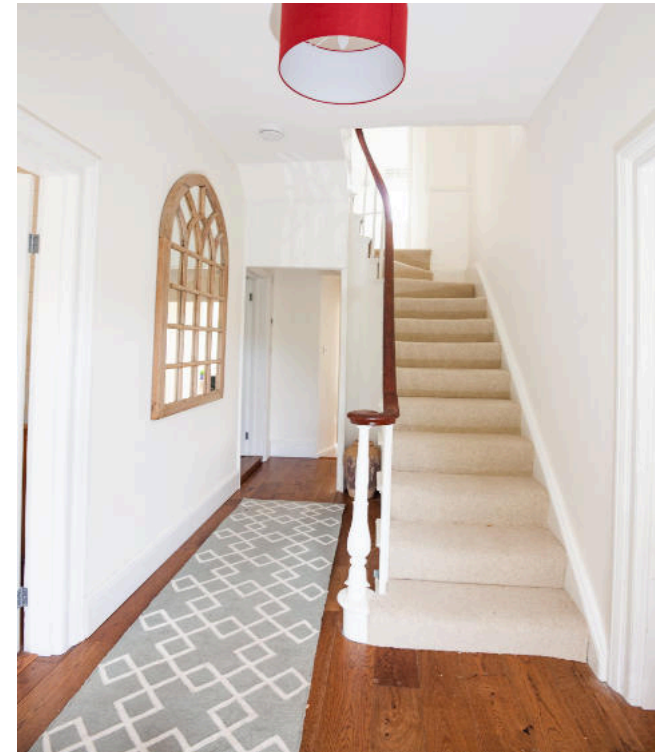


Accommodation

Entrance hall with stairs and storage under. The delightful living room has 8'9" ceilings with inset wood burner and surround. Large window overlooks the front garden. There is a dual aspect guest double bedroom with large bay window overlooking the front with a panelled wall. Adjacent, is a large bathroom with free standing bath, shower cubical, hand basin and WC.

To the rear of the property is the wonderful kitchen, dining, living room with a mass of windows the length of one wall with beautiful views across the surrounding countryside including Stoke Fleming, Start Bay and the Daymark in the distance at Kingswear.

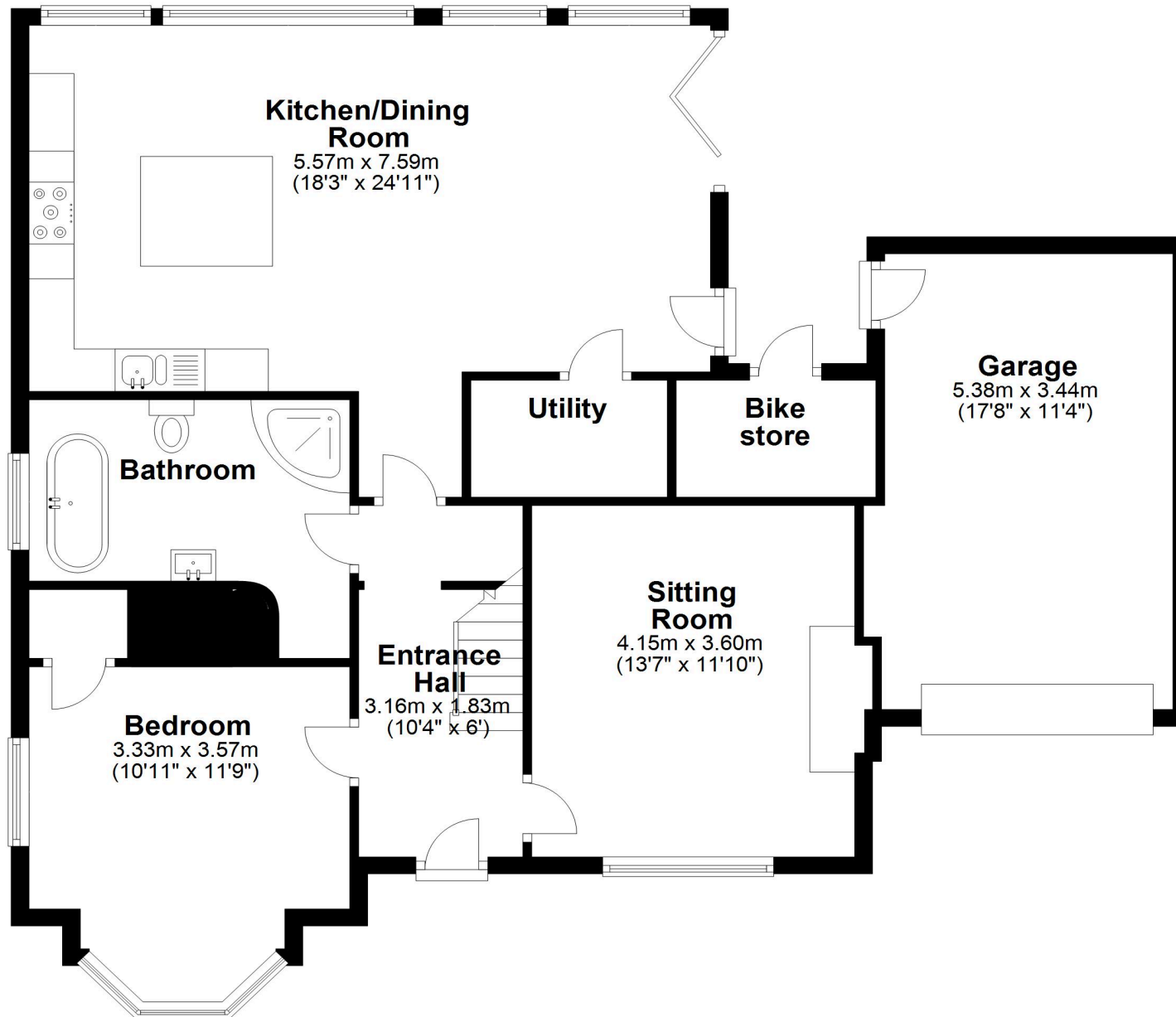
The kitchen has a comprehensive range of units with ample worktops and a central island with granite worktops. There is a dishwasher, sink unit, wine fridge, electric oven and large American style fridge / freezer. The dining area has ample space for a large table and seating area with bi-folding and separate door to the gardens. The utility room has space for a washing machine and tumble dryer.





Ground Floor

Approx. 105.7 sq. metres (1137.3 sq. feet)



Kitchen/Dining Room

5.57m x 7.59m
(18'3" x 24'11")

Bathroom

Bedroom
3.33m x 3.57m
(10'11" x 11'9")

Entrance Hall

3.16m x 1.83m
(10'4" x 6')

Utility

Bike store

Sitting Room

4.15m x 3.60m
(13'7" x 11'10")

Garage

5.38m x 3.44m
(17'8" x 11'4")

Total area: approx. 152.5 sq. metres (1642.0 sq. feet)

First floor

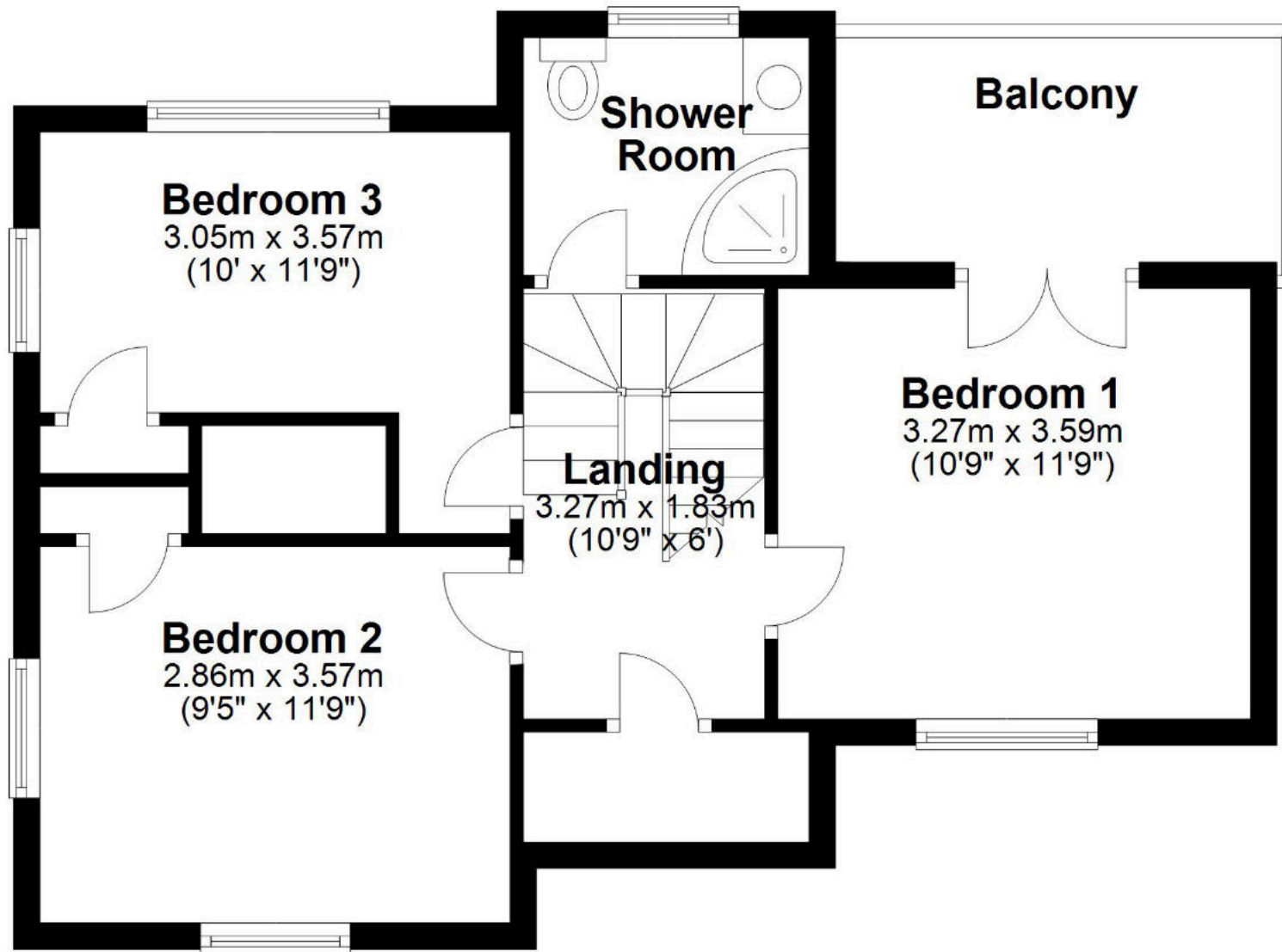
The first floor has three delightful bedrooms with the principal room being dual aspect enjoying 8'11" ceilings with double doors leading to the balcony enjoying breath-taking views across the sea of Start Bay, the Mew Stone at the mouth of the River Dart, the Daymark in Kingswear, the village of Stoke Fleming and surrounding farmland.

The two further bedrooms have wonderful views across the front and rear over the sea and countryside. There is a shower room with cubical, sink unit and WC.



First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)





The outside

To the side of the property, further extensive parking area for around three to four vehicles and a detached barn 16'2"X8' with light and power, timber double doors outside water tap and power for the ability of a car charging point.

The rear and side gardens have been professionally landscaped to benefit from the location and views. A wonderful level grass lawn area leads to large decked area with ample seating area and 5-6 person hot tub enjoying wonderful southerly views across adjoining farmland and the sea towards Start Point lighthouse. There is a further gravelled seating area with mature tree and maturing shrubs, stone walling, and timber fencing as the boundaries.

Path and patio with seating area leads to the rear entrance, kitchen and useful storeroom.



Services

Mains water and central heating with under floor heating on ground floor. Broadband

Tax Band :G

Mileage (approximate)
Slapton Beach
Blackpool Sands B
Dartmouth
Kingsbridge
Salcombe
Exeter

Viewings

Advanced notice required to view property, strictly via Millard Cook Dartmouth.
Floor plans are for guidance only and are not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

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