



MILLARD
COOK

Hartley Cottage

Strete

A charming renovated end cottage
set within coastal village



Nestled in the highly sought-after coastal village of Strete, Hartley Cottage is a beautifully renovated two-bedroom home that blends modern comfort with classic charm. The property has been thoughtfully updated, incorporating contemporary fittings such as an air sourced heat pump, alongside bespoke kitchen and bathroom designs.

Key Features:

Spacious Open Plan Living: A double aspect 23ft open plan living and dining area with timber flooring and a wood burner that adds to the cozy ambiance.

Modern Kitchen: A stylish kitchen with appliances, providing access to the garden.

First Floor Bedrooms: Two generously sized bedrooms with vaulted ceilings, offering a light and airy atmosphere.

Stylish Bathroom: A beautifully appointed bathroom with a separate walk-in shower.

Outdoor Space:

A pretty side garden, with maturing shrubs, creating a tranquil outdoor retreat. Private parking space for added convenience.

This property is the perfect option for those seeking a full-time home or a holiday let, offering a complete turn-key solution.



Accommodation

A path leads to the front entrance porch and the large living/dining room with oak flooring, wood burner and ample space for a large dining table. Ornate fire and stairs rising. 2 windows with deep sills to the front, window and door to the rear.

The kitchen has a comprehensive range of units with space for a range style cooker with extractor above. Built-in fridge and freezer, dishwasher, Belfast style sink, stone flooring and Minerva work surfaces. Stable door to the outside.

The utility section has a Belfast style sink, plumbing for washing machine and tumble dryer with cupboards and work surfaces.





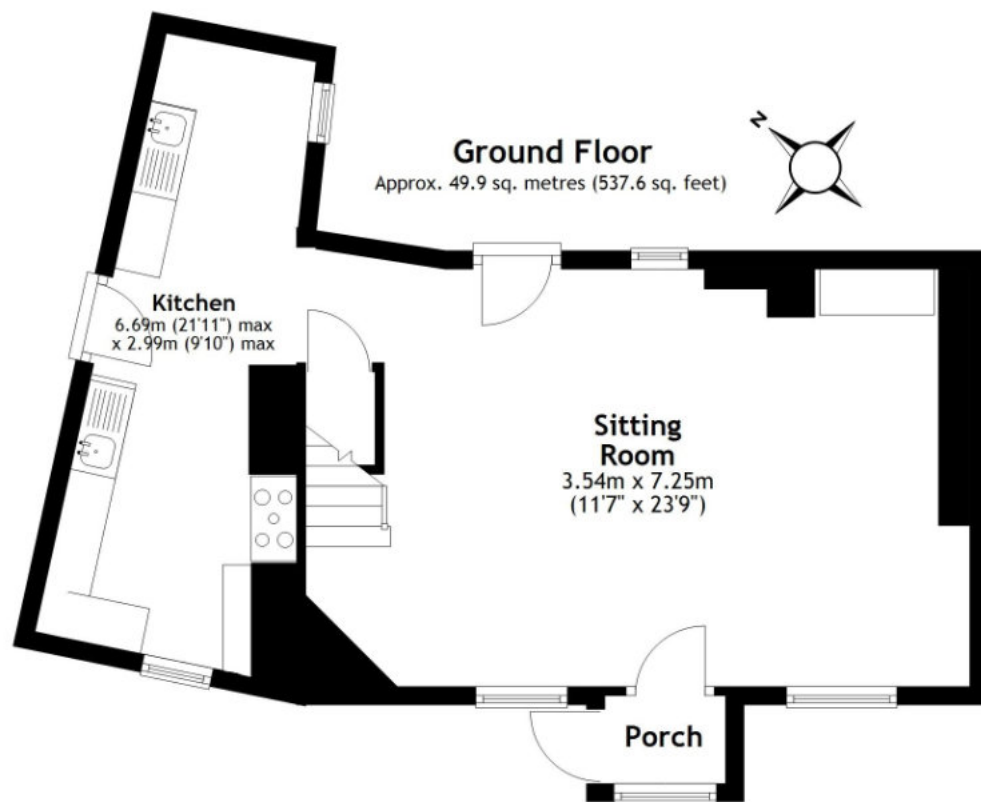
First floor

Landing with hatch to loft with ladder. The principal double aspect bedroom is a wonderful size with large, vaulted ceiling with exposed trusses. Former fireplace, two sash windows overlooking the front aspect with large sills

The second double bedroom also benefits from vaulted ceiling with exposed trusses and a window overlooking the front aspect.

The family bathroom is a wonderful size with vaulted ceiling and exposed stonework. There is a freestanding cast iron bath and a very large tiled walk-in shower with shower system. Hand basin, WC and window overlooking the front aspect. Airing cupboard with water tank.





Total area: approx. 97.2 sq. metres (1046.6 sq. feet)
Hartley Cottage, Strete, Dartmouth

Outside

Pathway leads to the front door. To the side of the property, a charming walled garden with a variety of maturing shrubs including an olive tree. Laid to lawn with pebbled patio and double gates creating a useful parking space. Dakin air sourced heat pump, door to the kitchen and a water tap.

From the living room, a door leads to a storage area and access to the village.



Services

All mains services except gas (not in the village) Air sourced heat pump with underfloor heating on the ground floor and bathroom.

Council tax: D

EPC : D

Property size: 1046 sqft

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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