



MILLARD
COOK

1 Severns Cottage Strete, TQ6 0RJ

A spacious 5 bedroom family house close to the beach



1 Severns Cottage is a superbly proportioned family home set on an elevated position that captures delightful countryside views as well as a glimpse of Start Bay. Thoughtfully altered over the years, the property offers flexible and well-balanced accommodation ideal for modern family living.

The interior comprises of five bedrooms, an open-plan living and dining room, a well-equipped kitchen, utility room and a boot room. Additional features include a family bathroom, a separate cloakroom and a spacious integral garage providing excellent storage and functionality.

Outside, the property benefits from parking, a detached timber garage/store and large gardens with established shrubs offering both privacy and a sense of space.

Positioned on the edge of the sought-after village of Strete, the property is within easy walking distance of the local beach and the popular Blackpool Sands with its beachside restaurant and a variety of water-based activities.

Accommodation

Entrance door with stairs rising. The wonderful open plan living, dining space has a window over in the front aspect. Ample seating options and dining space with under stairs cupboard.



The adjoining kitchen has comprehensive range of drawers and cupboards with electric double oven, induction hob, extractor fan, dishwasher, stainless steel one and a half sink unit, space for fridge freezer and window overlooking the rear garden.

Adjacent is the utility room with plumbing for a washing machine, a cloakroom with WC, towel radiator with space for a shower if required and a boot room. Door to the integral garage and outside.



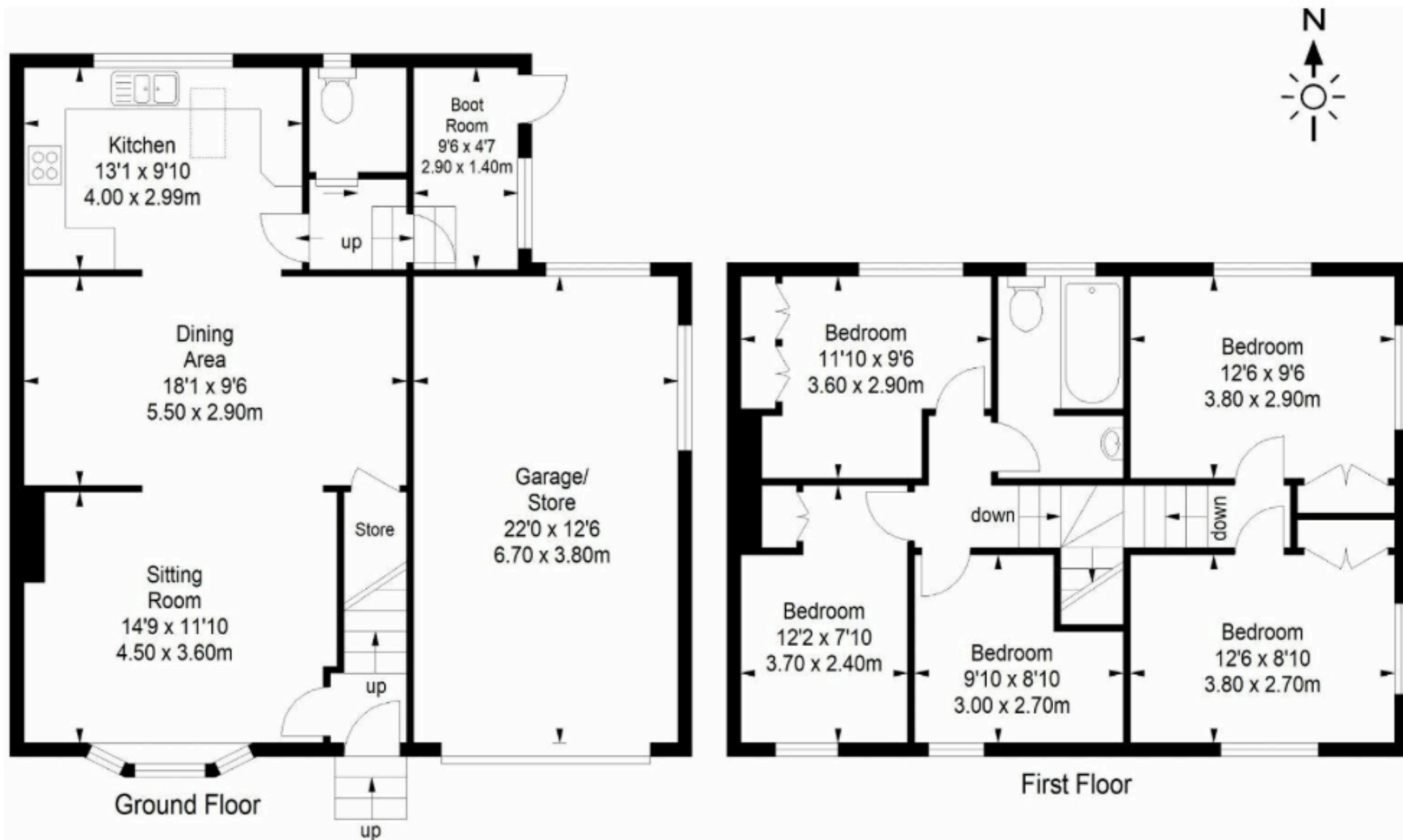
First floor

landing with hatch to loft. There are five good size bedrooms, two of which being dual aspect with wardrobes and enjoying fine views across the surrounding countryside with see glimpses across Start Bay and the Mew Stone.

Bathroom

Modern suite comprising panelled bath with separate shower above, WC, hand basin and heater towel radiator.





Approximate Gross Internal Area = 147.80 sqm / 1591 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Outside

A shared driveway leads to parking and the large integral garage (22'X12'") with light, power and door to the boot room.

To the side of the property is a timber store.

Adjacent to the house, a timber gate leads via a shared pathway (three other neighbours) to a seating area and the rear door/boot room.

A gate leads to the private garden which is of a wonderful size in length offering an opportunity for further landscaping. There is a detached gardener store and a small patio with extensive, level gardens leading down with an abundance of mature shrubs including a large magnolia, Acer and a laurel.



Services

Mains electrics, water and drainage connected. LPG central heating.

EPC: F

Council tax band: C

Property size: 1,591 sqft

Note: Devon covenant. The purchasers must have lived or worked in Devon for the last three years or seven out of the last twenty. Please contact the office to discuss.



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		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	28 F	
1-20	G		

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