



Sea Dream Cottage, 24 Strand, Shaldon
£595,000



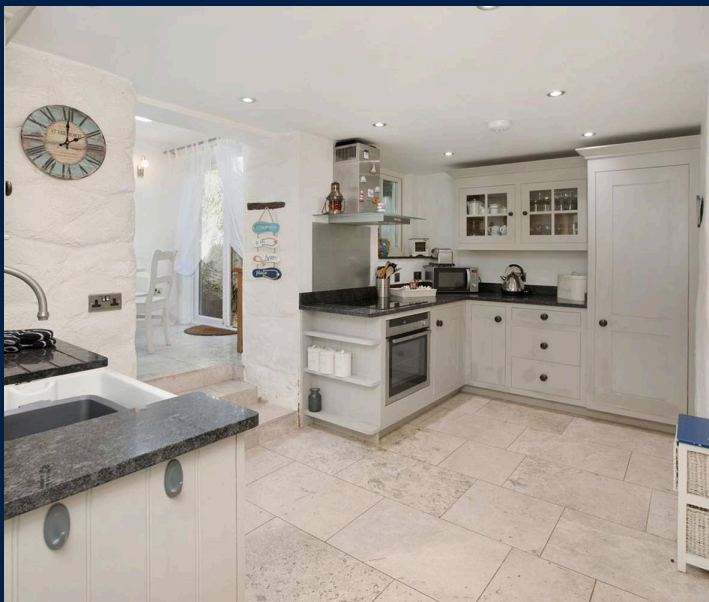
Sea Dream Cottage, 24

Shaldon, Teignmouth



A beautifully presented period residence set within the heart of this sought after coastal village and just a stone's throw away from the sandy beach. Free-flowing sitting, dining and breakfast areas and a bespoke kitchen with integrated appliances. Three bedrooms (one with estuary views) and ground and first floor modern stylish shower rooms. Attractive courtyard style garden.

LOCATION: Sea Dream Cottage is perfectly set immediately adjacent to the amenities of this highly sought after coastal village, the village green and just a stone's throw from the sandy beach. Shaldon nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via the old smugglers tunnel. There is a direct, mainline rail link to London Paddington from Teignmouth.

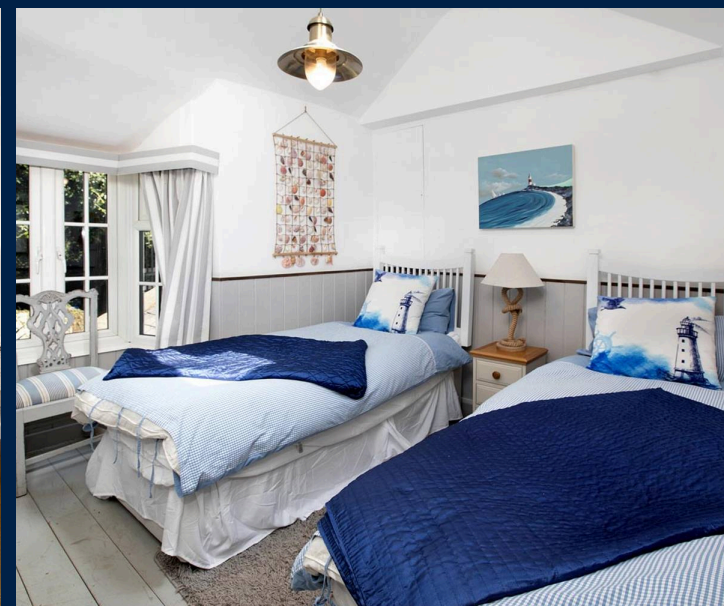
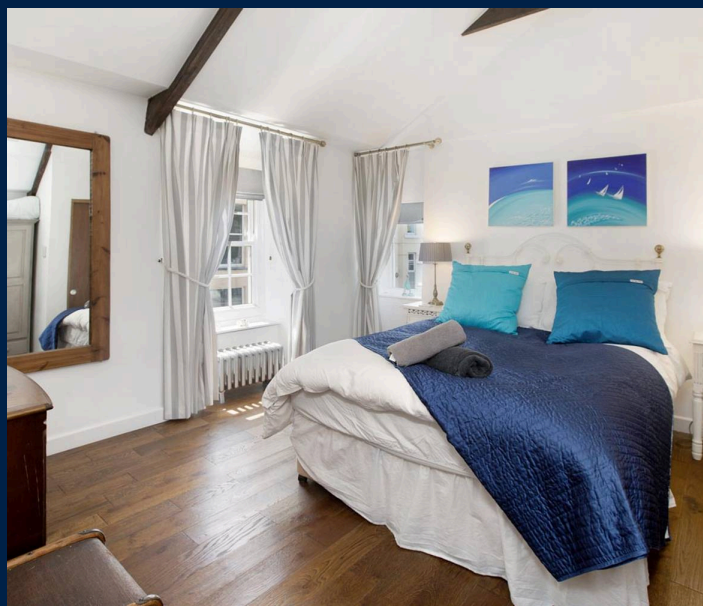


DESCRIPTION: Sea Dream Cottage is a beautifully presented period residence that has been extensively and stylishly refurbished in recent years. The property has quintessential external aesthetics with a rendered front elevation and small paned windows set beneath a tiled roof. Internally the accommodation is unexpectedly spacious and has many outstanding features to include beautiful travertine-style floor tiles in the reception spaces, a log burner in the sitting room, a high quality bespoke kitchen with granite work surfaces and integrated appliances, a stylish ground floor shower room, perfect for when returning from days on the beach, and a breakfast and lobby area opening to courtyard spaces. One of these is ideal for outdoor entertaining being west facing with white washed stone walls. The three bedrooms are also rich in character and charm, with the principal bedroom having a high vaulted ceiling and an en-suite WC, one of the secondary bedrooms enjoys estuary views there is a further elegant shower room with separate WC to the upper floor.

To the front of the property there is a small front garden laid to gravel and enclosed by white washed walls. There is a feature entrance canopy with an outside light beneath. A panel entrance door opens to the....

PRINCIPAL RECEPTION SPACE. which has beautiful travertine floor tiles and is loosely set out in two parts. The sitting area has small paned windows overlooking the front aspect and street scene with a column radiator beneath. There is a white washed stone wall with an inset fireplace having a raised slate hearth and a log burning stove. The sitting area free flows to the....

DINING AREA. which has an under stairs store cupboard, exposed beams and a front facing small paned sliding sash bay window with window seat overlooking the front aspect and having views towards the green and a local landmark known as The Ness. Feature panelling and a column style radiator.



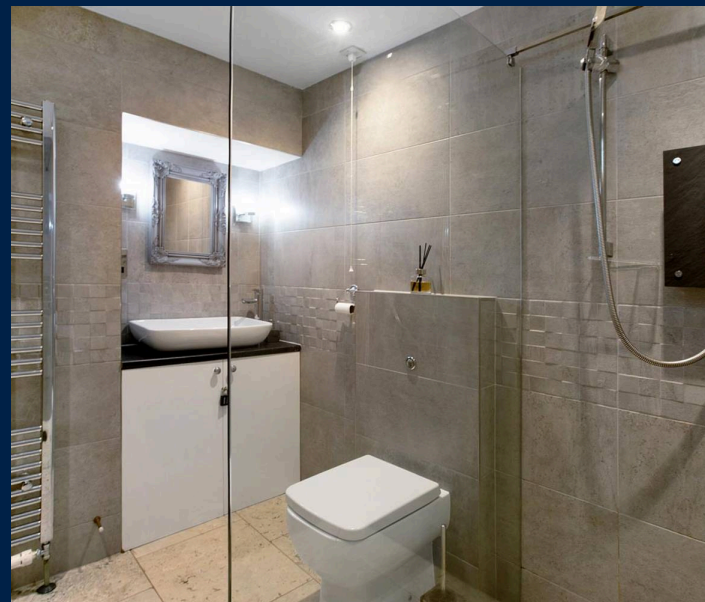
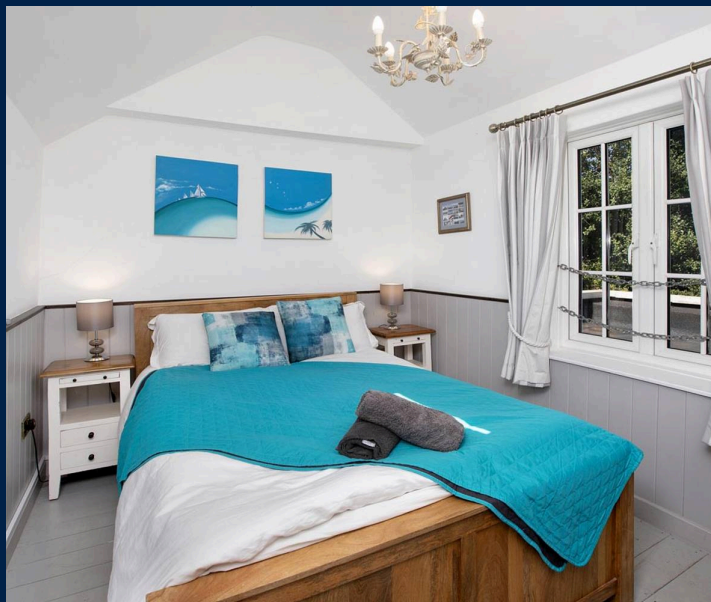


KITCHEN. Set within the middle portion of the cottage, the kitchen is a charming space, again with feature travertine floor tiles and “shaker style” bespoke units with cupboards and drawers set beneath areas of polished granite work surface with matching surrounds. Under mounted butler style sink with mixer tap, built-in four ring Neff induction hob with filter over and oven beneath, large built in full height fridge and an integrated Neff dishwasher. Spotlights, feature cabinets and white washed stone walls. Windows give borrowed light from the breakfast and lobby areas. Steps rise to a....
UTILITY SPACE/LOBBY. with travertine floor tiles, white washed stone walls and an area of laminate surface with shelving above and space and plumbing for a washing machine beneath. A timber stable and part glazed door opens to the attractive west facing **COURTYARD STYLE GARDEN**, which is enclosed by white washed stone walls giving a good degree of privacy. The courtyard has feature tiles and gated access leads out to The Strand.

Also from the kitchen, steps rise to a **BREAKFAST AREA**, a lovely space with a hipped lantern skylight, feature tiling and uPVC double glazed French doors open to a small courtyard area with a palm. Leading off this space an oak panel door opens to the....

STYLISH GROUND FLOOR SHOWER ROOM. beautifully finished with travertine floor tiles, ceramic wall tiles and a three piece suite having a large walk-in shower area with electric Mira shower with dual controls and a unit with a surface-set contemporary style wash hand basin with cupboard beneath, mixer set beside and lighting above. Ladder style radiator/towel rail.

From the reception area, turning stairs rise to the upper floor. The **FIRST FLOOR LANDING** is set out in two parts, being part galleried and having oak panel and latch doors to the upper floor rooms, along with access to the loft space. A panel door open to a cupboard housing the Worcester boiler supplying central heating.



BEDROOM ONE. A particularly appealing dual aspect room with a high vaulted ceiling having feature exposed beams and two skylights. In addition there is a front facing small paned sliding sash window and a side facing window. There is good quality timber effect flooring, a recess for a wardrobe and a column style radiator. A sliding door opens to an EN-SUITE WC, having a WC and a feature timber unit with cupboard and circular wash hand basin with shaver point and mirror above. Spotlights.

SECOND BEDROOM. Another lovely room with feature panelling, exposed painted floorboards, a skylight and a rear facing uPVC double glazed window overlooking the rear aspect.

THE THIRD BEDROOM is another attractive space, having a skylight and a rear facing uPVC double glazed bay window taking in some good views towards the Teign estuary and Teignmouth's estuary beach. Painted floorboards and feature panelling.

FIRST FLOOR SHOWER ROOM. An elegant space, beautifully set out with a two piece suite, having a walk-in shower area with dual heads and dual controls. There is a beautiful unit with stone surface and surround set onto timberwork with drawer and having a polished circular stone wash hand basin with mixer set, timber shelf, mirror and lighting above. Full height ceramic tiling to walls, spotlights and a small paned opaque glazed window. Timber effect flooring.

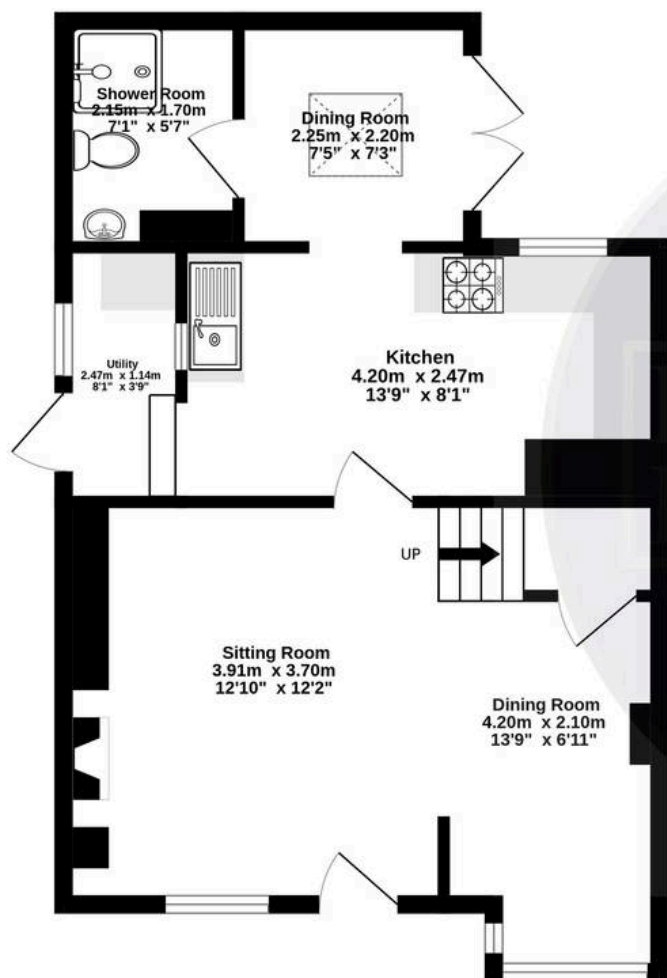
CLOAKROOM/WC set on the upper floor having a WC with cistern set wash hand basin, a skylight and a de-mist mirror.

freehold

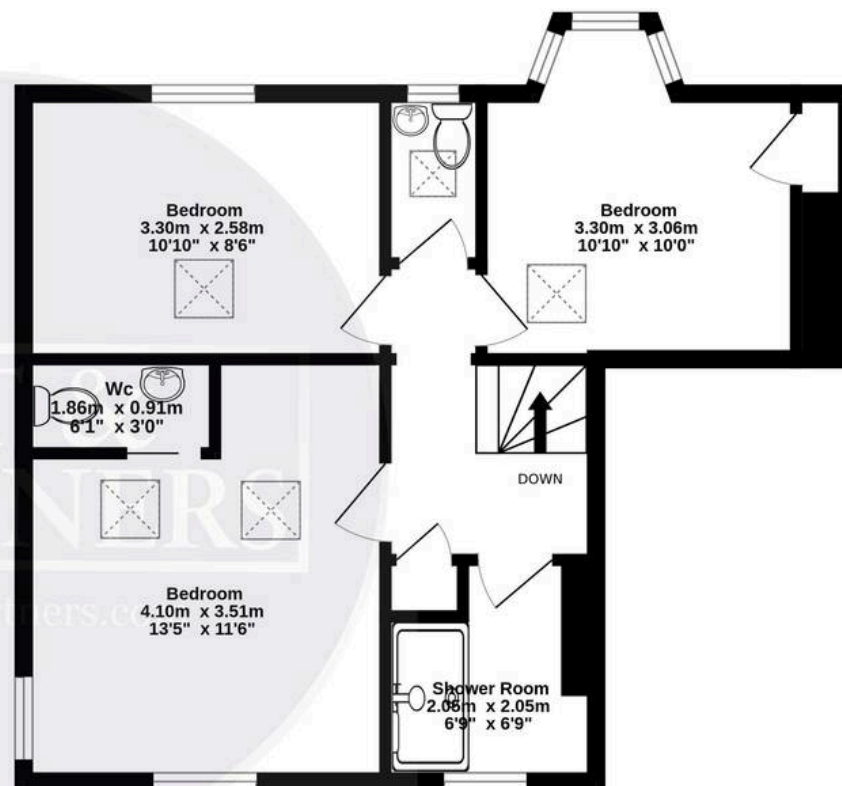
Council Tax Band – C



Ground Floor
44.6 sq.m. (480 sq.ft.) approx.



1st Floor
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 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.
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