



Strand House



**STAGS**

# Strand House

The Strand, Starcross, , EX6 8PA

Starcross train station (200 feet). Exeter city centre (10 miles).

A spacious and versatile six/seven-bedroom Georgian detached home, beautifully situated in the heart of Starcross.

- Grade II listed
- Period features
- Versatile accommodation
- Annex/income potential
- Council tax: G
- Stunning views over the Exe Estuary
- Garage and off road parking
- Excellent location
- EPC: E(52)
- Freehold

Guide Price £650,000

## SITUATION

Located in the heart of Starcross, The Strand, enjoys an enviable position just a short walk from the train station, local shops, and charming pubs. To the front, the property offers stunning views of the Exe Estuary, while the rear overlooks the picturesque Haldon Hills and the countryside beyond. Starcross is well-equipped with amenities, including primary and pre-schools, a doctors' surgery, a general store, a chemist, a church, and several pubs. The village also boasts a vibrant Fishing and Cruising Club, a Bowling Green, and a Golf Course. For outdoor enthusiasts, the Southwest Coast Path and Cycle Path run along the estuary, offering excellent opportunities for walking and cycling. The property benefits from excellent public transport connections, with regular bus and rail services to Exeter St Davids, Plymouth, and beyond.

## DESCRIPTION

This impressive Grade II listed property offers approximately 2,800 square feet of versatile living space, seamlessly blending period charm with modern comforts. Strand House is currently used as a single-family home; however, it boasts the potential to create a separate annex using the more modern side extension, known as Strand Cottage. Dividing the two could provide an ideal source of income or accommodate multi-generational living. The property features stunning character details alongside contemporary updates and enjoys far-reaching views of the picturesque Exe Estuary. A large rear garden, garage, and off-road parking further enhance its appeal, making it an ideal retreat for families or those seeking flexible accommodation.



## ACCOMMODATION

As you enter through the front door, you are welcomed by a grand entrance hallway, with a staircase leading to the first-floor landing. To the right, a spacious and elegantly proportioned sitting room, offering the versatility to also function as a more formal dining room. This room boasts high ceilings, beautiful wooden flooring, and a charming feature open fireplace.

At the end of the hallway is the kitchen/dining room, a bright and functional space featuring a range of matching floor and wall-mounted kitchen units. A set of patio doors opens out onto the rear garden.

To the left, you'll find Strand Cottage, which can be accessed either through the main entrance hallway or via its own private entrance through the garden. Strand Cottage offers a well-equipped utility room, a cosy sitting room, a shower room, and two bedrooms on the upper floor, accessed via its own staircase.

Back in the main house, the first floor reveals a wonderful sitting room with stunning views over the river at the front of the property. This level also accommodates two additional bedrooms, a shower room, and access to the upper floor of Strand Cottage, providing further flexibility and living space. The top floor offers three more generous bedrooms, along with a dressing room that presents the potential to be converted into an additional bathroom. From this level, you can enjoy far-reaching views to both the front and rear of the property, adding to the sense of light and space.

## OUTSIDE

At the front of the property, there is a hardstanding parking space and side access leading to a spacious double garage equipped with power and lighting. The enclosed rear garden is level, offering a sunny aspect and a delightful mix of features. It includes a well-maintained lawn, a paved patio area, a small vegetable patch, and a substantial garden shed.

## SERVICES

Current council tax band: G

Utilities: Mains electric, water, gas and broadband

Drainage: Main drainage

Heating: Gas central heating

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter, head towards Starcross and Dawlish along the A379. Pass through Kenton and continue towards Dawlish and on entering Starcross, the property is on the right hand side, just past the train station on your left.



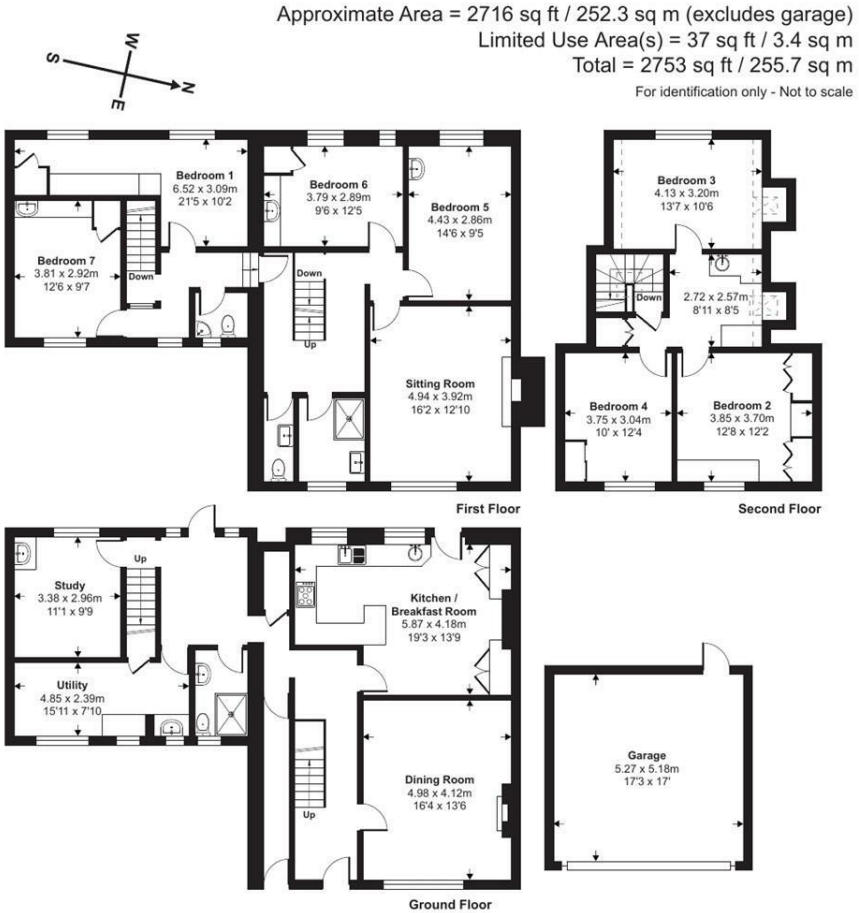
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 70                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 52      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

exeter@stags.co.uk  
01392 255202



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1195652