

# Hidecote House, Strete, Nr Dartmouth

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A stunning **New England style coastal house**, beautifully designed and offering superb accommodation, gorgeous gardens, gated driveway and sublime views.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/breakfast room | 28' x 25' living/dining room | Garden room

**First Floor:** Large galleried landing/home office | Main bedroom with en suite bath/shower room and walk in dressing room  
Three further double bedrooms | Shared shower room

**Outside:** Electric gate through to private driveway offering ample parking | Double garage | Level landscaped gardens  
Bespoke stone-built garden store

**Gross floor Area** 3053 sq ft (284 sq m)

### Distances

Strete Gate Beach 1 mile, Blackpool Sands Beach 1.5 miles Dartmouth 4 miles, Totnes 11 miles

(All distances are approximate)



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## The location

Strete lies within the South Hams, a stunning district situated within the South Devon Area of Outstanding Natural Beauty. This pretty coastal village, which is situated between Kingsbridge and Dartmouth, benefits from a community owned village pub and a post office/store.

Dartmouth and Kingsbridge, 4 miles and 8 miles distant respectively, both offer secondary schools, a wealth of shops, boutiques, galleries, pubs and restaurants, and Dartmouth is home to the Britannia Royal Naval College.

A regular bus service connects both towns, and travels through the village on a regular basis.

The South West Coast Path routes through the village, providing access to the neighbouring beaches and coastline, and there are beautiful scenic walks around Slapton Ley, a National Nature Reserve and home to the largest fresh water lake in the south-west.

The neighbouring village of Stoke Fleming offers a popular primary school, a village pub and village store/post office.

The market town of Totnes is about 11 miles and has a mainline railway station providing direct connections to London Paddington in about 2 hr 40 minutes.

## The property

Hidcote House is a beautiful example of contemporary coastal architecture, with well-proportioned rooms and with the emphasis being on the surrounding coastline and far-reaching sea views. From the moment you walk in, the house impresses you, with superb attention to detail and sublime views from just about every window.

The entrance hall, with high vaulted ceiling, is spacious and light, and provides access to the large utility/boot room and the exquisite kitchen/ dining room. The bespoke kitchen is a stunning open plan room, beautifully fitted with a hand-made cabinetry and hand-made tiles.



The kitchen is well equipped with an AGA, which is electric and from the Total Control range, and further appliances, which are all Miele, include a steam combination oven, two fridge/freezers and one larger fridge, dishwasher, warming drawer and coffee machine. The dining room and sitting room, both feature wooden floors and there is a remote-control log effect Faber Fire. The kitchen, dining room and sitting room, all benefit from double doors leading to the south-facing terrace, and provide plenty of opportunities to sit and while away the day whilst admiring the sea view. Off the living room is a sun lounge, with wall-to-wall windows and doors leading to the garden.





The hand-crafted staircase, which rises to the first floor, is a stunning central feature and opens onto a large galleried landing, which offers a wonderful sitting/study room. The main bedroom is generous in size and benefits from a large walk-in dressing room with hand-made cabinetry, and there is a beautiful en suite bathroom with bath and rain head shower. There are a further three double bedrooms and a shared shower room.

## Gardens

The gardens beautifully complement Hidcote House, having been thoughtfully landscaped and planted with colourful beds and borders. They are largely level and laid to lawn, with terraces and seating areas. The sliding electric gate provides access to the driveway, which in turn leads to the double garage.

## Services

Mains water and electricity, private drainage, air source heating via underfloor throughout. PV solar panels.



## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ6 0RW)

From Dartmouth, follow the A379 coastal road through Stoke Fleming and beyond Blackpool Sands Beach, and continue into the village of Strete. Continue beyond the village shop and the village pub and you head around the corner, you will notice on your right, a stone built wall with wide splay and double gates, this is the entrance to Hidcote House.

**What3words:** aunts.missions.playings

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council: 01803 861234

**Council Tax:** Band G

**EPC Rating:** D

**Guide Price:** £1,900,000

**Approximate Gross Internal Floor Area**  
**283.6 sq m (3052.8 sq ft)**  
**To Include Garage**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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