



Wayside



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Strete, Dartmouth, Devon, TQ6 0RQ

Dartmouth 4 miles Kingsbridge 11 miles Totnes 13 miles

A substantial detached residence situated in an elevated position enjoying stunning sea views across Start Bay.

- Stunning Sea Views
- Short Walk To The Beach
- Parking
- Freehold
- 5 Bedrooms
- Mature, Colourful Gardens
- 3 Bath/Shower Rooms
- EPC F / Council Tax G

Guide Price £950,000

SITUATION

The property is situated between the highly sought-after coastal villages of Strete and Stoke Fleming which lie within the South Devon Area of Outstanding Natural Beauty. The picturesque parish of Strete is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning award winning beach at Blackpool Sands or in the other direction the beautiful three mile stretch of Slapton Sands and Slapton Ley. Strete itself benefits from a post office/general store, a public house and a parish church. Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. The historic naval port of Dartmouth located a few miles away should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

Occupying a commanding position above Blackpool Sands is Wayside, a substantial property built in 1912. The property offers spacious accommodation throughout with many period features retained such as glorious high ceilings with coving and picture rails and Arts and Crafts detailing to the stairs and first floor landing. The accommodation includes a grand sitting room, dining room, kitchen/breakfast room with French doors to the terrace and useful utility room. On the first floor there are up to five bedrooms, two of which have ensuite facilities whilst there is also an additional shower room. Many of the bedrooms benefit from breath taking sea views. Bedroom two has its own external access and offers potential to be converted to an annexe should this be required (subject to necessary permissions). Outside the well stocked garden is an oasis with a variety of mature shrubs, trees and flower beds providing a wealth of colour throughout the seasons. There are various seating areas to enjoy the stunning views and to follow the sun throughout the day. Accessed directly from the road is space to park a car or for storing a boat or trailer.



ACCOMMODATION

The front door leads to the entrance porch and in turn the hallway where there is plenty of space for shoes and coats. Leading from the hallway is the bright and spacious sitting room with large bay window to the front offering a wonderful view of the sea. The room has grand proportions and retains period features such as coving to the high ceiling, picture rails and deep skirting boards and a feature fireplace with windows to either side providing a warming focal point. Next to the sitting room is the dining room which also benefits from sea views as well as built in shelving and storage. A short set of stairs rises to the kitchen/breakfast room with French doors opening to a paved terrace which is perfect for alfresco dining and entertaining. At the heart of the kitchen is a charming, oil fired AGA with brick surround whilst there is an integrated electric oven, hob, dishwasher and fridge/freezer. The kitchen offers a range of floor and wall mounted units above and below tiled surrounds. There is space for further appliances in the sizeable utility room which is situated to the rear of the property. This useful space has an additional sink, worktop and storage units and space and plumbing for washing and drying machines. There is also a door to the side of the property making this a practical entrance when working in the garden. Completing the accommodation on the ground floor is the cloakroom with WC, wash hand basin and heated towel rail.

Stairs rise from the entrance hall to the first floor landing passing original Arts and Crafts woodwork. On the first floor there are up to five bedrooms depending on use with many enjoying far-reaching views. The main bedroom has dual aspect windows to the front and side of the property and has an ensuite bathroom with WC, wash hand basin and heated towel rail. Bedrooms four and five are also situated to the front of the property and have built in wardrobes with bedroom five currently being utilised as an artists studio. Bedroom three has an ensuite shower room with WC, wash hand basin and heated towel rail. Bedroom two offers a versatile space with door leading to a decked balcony with steps leading down to the side of the property providing its own entrance and the ability to be used as an annexe (subject to necessary permissions). The room is currently utilised as a study with built in storage and benefits from sea views as well as a view of one of the surrounding fields. Finally, there is a shower room with a WC, wash hand basin and heated towel rail and airing cupboard with hot water cylinder.

OUTSIDE

Steps rise from the road to the front of the property which has a wrap around paved terrace providing various spaces for enjoying the sun throughout the day. The garden is a delight for those with green fingers and offers a variety of flora and fauna which provide a wealth of colour including species of Eucalyptus, Mimosa, Wisteria, Ferns, Palms and several different species of Camelia. The landscaped gardens include several areas of levelled lawn which are bordered by mature shrubs. Accessed directly from the road is an area that can be used for parking cars or storing a boat or trailer. This area could be further developed to provide a garage or carport (subject to necessary permissions).

TENURE

Freehold.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage system. Type, health and compliance with General Binding Rules is unknown.

Standard broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office take the coastal road towards Stoke Fleming passing through the village. Once you see the Village Shop follow the road to the left passing Kendricks and then Leonards Cove Holiday Village on your left. Continue along this road passing Blackpool Sands beach on your left before proceeding on towards Strete. Shortly after the sharp bend to the right you will find the property on the right hand side.



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.

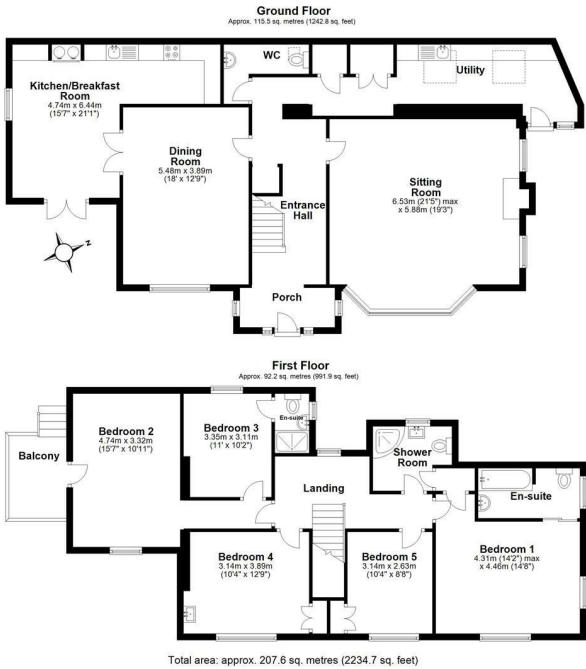


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



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