

Strand Hill, Dawlish, EX7 9JJ



A significant and rare opportunity to purchase a beautiful and substantial home only moments from the sea, town centre and railway station. Lovingly updated by the current owner this fine property offers an abundance of space spread over three floors all combining modern convenience with period elegance and enjoying some sea views. Reception Hall, 2 Reception Rooms, Kitchen, Utility, Five Bedrooms, Study, 2 Bathrooms, Cloakroom, Sunny Garden, Garage and Parking. Tenure - Freehold, Council Tax - Band B, EPC - D

£515,000

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This substantial property has been carefully restored by the current owner to create a fine home to suit a variety of needs. The renovations have embraced and enhanced the period features where possible with varnished floorboards, fireplaces, picture rails and cornice ceilings combining with PVCu sash double glazed windows, a well appointed kitchen and stylish bathrooms. From the bay windows in particular views over the town and out to sea can be enjoyed. The rear garden also offers a great place to enjoy the view especially as it benefits from a sunny aspect. The size of the accommodation allows for flexibility to suit a number of requirements, particularly useful for those working from home or seeking a large family home. Situated just yards from the town centre, railway station and the sea, the location is fantastically convenient to maximise the great lifestyle offered by this seaside town.

Accommodation

A heavy timber front door leads to;

Entrance Vestibule

Tiled flooring and door to;

Reception Hall

Stairs to the first floor with storage cupboard under, doors to;

Sitting Room

5.03m x 4.47m (16'6" x 14'8")

A beautiful, bright room with large bay window to the front, feature fireplace with log burner, varnished flooring, picture rail and cornice ceiling.

Dining room

14'2" x 12'10" (4.32m x 3.91m)

Feature fireplace with tiled inlay, varnished flooring and French doors leading to the rear garden.

Kitchen

12'2" x 11'4" (3.71m x 3.45m)

Fitted with a comprehensive range of wall and base units including a corner carousel, granite worksurfaces, recess suitable for range cooker, plumbing for dishwasher and space for fridge freezer. Tiled flooring and door to;

Utility Room

11'3" x 10'11" (3.43m x 3.33m)

Fitted with units matching those in the kitchen and also finished with granite work surfaces. Butler sink, space for washing machine and tumble dryer, useful storage cupboard, tiled flooring and door to the courtyard.

First Floor Landing

Useful storage cupboards including large airing cupboard and doors to;

Cloakroom

Fitted with low level WC

Master Bedroom

19'2" x 16'5" (5.84m x 5.00m)

Another bright and spacious room with bay window to

the front aspect with some views over the town towards the sea. Varnished flooring, picture rail and coving. The room is currently used as a second sitting room/ play room.

Bedroom 2

14'4" x 12'8" (4.37m x 3.86m)

A comfortable double bedroom with varnished flooring and feature fireplace, window looking onto the rear garden.

Study/Bedroom

13'7" x 10'10" (4.14m x 3.30m)

Square bay window to the side aspect, varnished flooring, picture rail, door to;

Garden Room

10'8" x 4'7" (3.25m x 1.40m)

A useful space with direct access to the garden.

Shower Room

A stylish room with large, tiled walk in shower enclosure with mains fed shower, vanity unit to one wall with wash hand basin and WC with concealed cistern, tiled splash backs and flooring, large heated towel rail.

Second Floor Landing

A split level landing with doors to;

Bedroom 3

12'11" x 12'5" (3.94m x 3.78m)

A double room with a pleasant outlook to the rear garden and beyond.

Bedroom 4

15'9" x 9'9" (4.80m x 2.97m)

A pleasant outlook to the front aspect with some sea views.

Bedroom 5

11'9" x 9'2" (3.58m x 2.79m)

A pleasant outlook to the front aspect with some sea views.

Bathroom

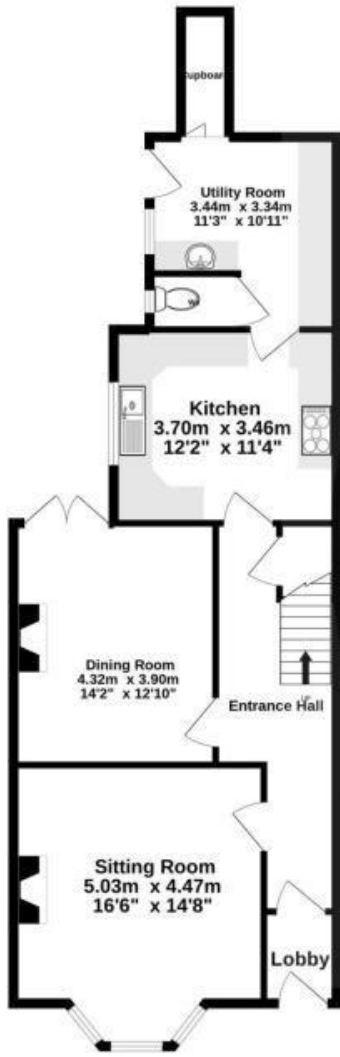
A spacious, luxurious room with tiled walk in shower enclosure with mains fed shower with rainwater head, deep freestanding bath, vanity unit with beach block wood work surface and inset twin wash hand basins, close coupled WC. Fitted storage unit, tiled flooring, two opaque windows and door to fire escape.

Outside

The rear garden is a delightful sun trap with a lovely old stone wall to two sides and is approached via steps leading up from the small courtyard area. A timber decked area provides a great place to relax, beyond are two areas of lawn and shrub borders. At the top of the garden is an interesting Summerhouse or workshop with useful storage area below. It provides a fabulous vantage point to fully enjoy the sea views and sunny aspect. Situated in a small block nearby the property has the benefit of a single garage and separate parking space.



Ground Floor
76.9 sq.m. (828 sq.ft.) approx.



1st Floor
80.7 sq.m. (869 sq.ft.) approx.



2nd Floor
62.7 sq.m. (675 sq.ft.) approx.



TOTAL FLOOR AREA : 220.3 sq.m. (2371 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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