



STAGS

Brockhall Strete, Dartmouth, Devon TQ6 0RR

A beautiful listed house in a stunning position, with dramatic sea views, large gardens, parking and a garage. EPC Band: E. Pet by negotiation. Tenant fees apply.

Kingsbridge: 9 Miles | Totnes: 14.5 Miles | Exeter: 42 Miles

• Stunning Sea & Coast Views • 5 Bedrooms / Attic Room • 4 Bathrooms • Separate Studio • Walled Garden • Gardener Included In The Rent • Available August • Deposit £4,500.00 • Council Tax Band: H • Tenant Fees Apply

£3,900 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

One of the most enviable coastal views in the South Hams, the property is set to the north of the 3 mile stretch of Slapton Sands, having uninterrupted views towards the sea. Nearby, Strete benefits from a post office/general store, and a parish church. Slapton Village is one of the most attractive and desirable villages in the South Hams, which has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and a 13th century church. The area is also known for the internationally famous Slapton Ley Nature Reserve with its extensive lake, woodland walks and Field Studies Centre. For commuting and access to the area, the medieval market town of Totnes has a main-line station, Exeter has an international airport and Plymouth has a cross channel ferry terminal. Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK and Europe.

ACCOMMODATION INCLUDES

Steps lead to a glazed front door into the entrance hall.

ENTRANCE HALL

Large entrance hall retaining many of its original features, coricing, a small side window, radiator and stairs to the ground floor and first floor.

THE LIBRARY

Original tiled flooring, coricing, radiator, smoke alarm, Co2 alarm, large fireplace with a wood burning stove, a radiator, sash window with original working shutters, glazed double doors to a glazed porch with stone flooring and a door leading to rear garden,

SITTING ROOM

Large room with coricing, large ceiling rose, open working fire, fitted carpet, three radiators, two large sash windows with stunning sea views and working shutters and a glazed door to the rear porch.

SNUG

Wood flooring a feature open fire (not operational), radiator and a sash window with working wooden shutters and stunning sea views.

DINING ROOM

Wood flooring, large ornate working fire with marble mantle and decorative tiles, floor to ceiling sash window with working wooden shutters and stunning sea views.

CLOAKROOM

Stone tiled floor, radiator, pedestal hand basin, toilet, radiator and a decorative stained glass window,

LARDER

Wood flooring, a range of bespoke fitted units, free standing large fridge and large freezer.

UTILITY

Tiled flooring, wooden shelving and work top, space for a washing machine and tumble dryer, a glazed door to side of the property, radiator, Velux window, archway through to boiler room, Belfast sink and a large hot water tank,

KITCHEN

Beautiful range of bespoke wall and base units, granite worktops, a Belfast sink, central work top island with inset sink and mixer tap, seating area, integral dishwasher, oil fired Heritage stove, built-in electric oven, Gas hob, two ring electric hob, with wood flooring, stepping down into

SUN ROOM

Wood flooring, radiator, three Velux windows, floor to ceiling windows with two glazed doors to the rear garden and terraces, with stunning southerly coastal views to Start Point Lighthouse.

BREAKFAST ROOM

Wood flooring, window, French doors to decked area, side door to covered seating and a storage area.

STAIRS AND LANDING

Fitted carpet, original balustrade with a curved wooden hand rail, smoke alarm, Co2 alarm.

MASTER BEDROOM

Large double room, fitted carpet, two radiators, two sash windows and window seats with beautiful coastal views, a side window with views of the garden and built in wardrobes.

ENSUITE BATHROOM

Wood flooring, claw foot freestanding roll top bath with central rain shower over, hand basin, WC, window to front with wooden slatted shutters, heated towel rail.

SHOWER ROOM

Large walk in shower with rain head. WC, hand basin with storage under, chrome ladder style radiator, stone tiled flooring.

BEDROOM 5 / DRESSING ROOM

Single room, radiator, fitted carpet, sash window with working wooden shutters with coastal and garden views.

BEDROOM 4

Double room, wood flooring, ornate fireplace, radiator, small built-in cupboard and a sash window with coastal views.

BEDROOM 3

Double room, wood flooring, sash window with coastal views, a built-in cupboard and a sash window with coastal views.

BATHROOM

Bath, large walk-in shower cubicle, hand basin, WC, chrome ladder style radiator, window to front elevation, built-in cupboard, stone tiled floor,

BEDROOM 2

Double room, wood flooring, radiator, picture rail, built-in wardrobes, sash window with coastal views.

ATTIC ROOM

Small double set in the eaves with steep stairs, under eaves storage cupboards, wood flooring, windows with window seat and coastal views, smoke alarm.

STUDIO

The studio lends itself for ancillary accommodation, Home office or games room.

Large room suitable for games / sitting / music

Wet room with shower, WC, hand basin

Bedroom / office, with fitted carpet, three windows, part glazed door to small terrace, two radiators,

OUTSIDE

The garden for the property wraps itself around the house and forms a number of areas which feel like "outside rooms". There is a croquet lawn, a small orchard, a large greenhouse and a vegetable garden with three raised beds. The garden is maintained by a gardener whose services are included in the rent. The most impressive part of the garden is the south facing terrace to the front of the property, which takes in full advantage of the wonderful views reaching out to the historical landmark which is Start Point Lighthouse.

GARAGE

Garage with an outside tap.

SERVICES

Electric, water, sewerage - Mains connected. Heating - Oil fired central heating.

Ofcom predicted broadband services - Standard: Download 21 Mbps, Upload 1 Mbps.

Ofcom predicted limited mobile coverage for EE, Three, O2 and Vodafone.

Council Tax Band: H

DIRECTIONS

From Stags Office in Dartmouth turn right towards The Quay, then left onto The Quay. Drive along College Way at roundabout take the first exit onto Yorke Road signposted Strete / Stoke Fleming.



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. Tenants 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.



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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC