



Mirante, Strete

RENDELLS

Mirante

Hynetown Road, Strete, Dartmouth, TQ6 0RS

Offered to the market with no onward chain, Mirante is a substantial detached residence occupying an elevated plot of approximately 0.81 acres in the highly sought-after South Hams village of Strete. Situated just moments from Blackpool Sands and Slapton Sands, the property enjoys attractive panoramic coastal views and offers an exceptional opportunity to create a wonderful coastal home.

The property provides spacious and versatile accommodation arranged over two floors, with the original layout allowing for self-contained first-floor living, making it ideally suited to multi-generational occupation or guest accommodation.

Offering considerable scope for modernisation and reconfiguration, Mirante also presents potential for redevelopment or replacement of the existing dwelling, subject to obtaining the necessary planning consents.

Offers In The Region Of £750,000

- Detached five-bedroom residence
- Elevated plot of approx 0.81 acres
- Versatile accommodation w/ potential for multi-generational living
- Four reception rooms offering flexible living space
- Mature gardens with woodland backdrop & panoramic sea vistas
- Extensive private parking for numerous vehicles
- Scope for modernisation, extension or redevelopment (STPP)
- Moments from Blackpool Sands, Slapton Sands and the South West Coast Path

The Situation

Mirante occupies an enviable position on the edge of the sought-after coastal village of Strete, within the South Devon National Landscape. Surrounded by rolling countryside and spectacular coastline, the property enjoys easy access to the South West Coast Path, together with the renowned beaches of Blackpool Sands and Slapton Sands.

The historic harbour town of Dartmouth lies approximately five miles away, offering an excellent selection of independent shops, cafés, restaurants, galleries and sailing facilities. Totnes provides mainline rail services to London Paddington, whilst the A38 offers convenient links to Plymouth and Exeter. Strete itself benefits from a village shop and post office, public house and parish church, making it one of South Devon's most desirable locations for those seeking the perfect balance of coastal and rural living.





The Accommodation

Entrance Porch

A covered entrance porch provides access to the principal accommodation, while offering panoramic sea views. A wonderful first impression and a gentle reminder of the beautiful coastal surroundings that await beyond the property.

Entrance Hall

A welcoming reception hall providing access to the ground floor accommodation with staircase rising to the first floor.

Sitting Room

A generously proportioned reception room enjoying excellent natural light and pleasant views across the surrounding gardens, creating an ideal principal living space.

Dining Room

Positioned adjacent to the kitchen, the dining room provides an excellent space for both everyday family dining and entertaining.

Study

A versatile reception room ideally suited as a home office, library or additional sitting room.

Kitchen

Fitted with a range of base and wall-mounted units, the kitchen comprises of a mixer tap, sink, space for a oven, with space for a free standing fridge/freezer. offers excellent potential for modernisation and reconfiguration, whilst enjoying direct access to the adjoining dining room.

Utility Room

A practical utility space providing additional storage together with external access.

Ground Floor Bedroom

A well-proportioned double bedroom offering flexibility for guests or multi-generational living.

Bathroom & Separate WC

Comprising a family bathroom together with a separate cloakroom.

Workshop

A useful internal workshop providing excellent storage or potential for a variety of ancillary uses.





The First Floor Accommodation

First Floor Reception

Occupying the centre of the first floor, this spacious reception room was designed to serve independent first-floor living and enjoys attractive views across the surrounding countryside towards the coastline.

Bedrooms

Four well-proportioned bedrooms are arranged across the first floor, each benefiting from an attractive outlook over the gardens or surrounding countryside.

Bathroom

Serving the first-floor accommodation and offering scope for refurbishment to individual requirements.

The Grounds

Gardens & Grounds

A particular feature of Mirante is its generous plot extending to approximately 0.81 acres. The established gardens surround the property and are predominantly laid to lawn, interspersed with mature trees, shrubs and natural planting, creating an attractive and private setting with an abundance of wildlife.

A workshop is positioned within the grounds, providing excellent storage together with potential for a variety of ancillary uses, subject to the necessary consents.

The property benefits from extensive private parking for numerous vehicles together with a separate access to the side of the property. Backing onto mature woodland, the grounds enjoy a wonderful sense of privacy whilst capturing views towards the surrounding countryside and coastline.

Development Potential

The property presents an exceptional opportunity for refurbishment, extension or redevelopment, subject to obtaining the necessary planning permissions. Previous planning consent existed for the construction of a detached bungalow within the grounds, whilst the generous plot may also appeal to purchasers seeking to create an individual contemporary coastal residence.

Additional Information

Council Tax

Band E.

Services

Mains water and electricity, oil-fired central heating and shared private drainage via a septic tank.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	35 F	
1-20	G		

Additional Information

Local Authority

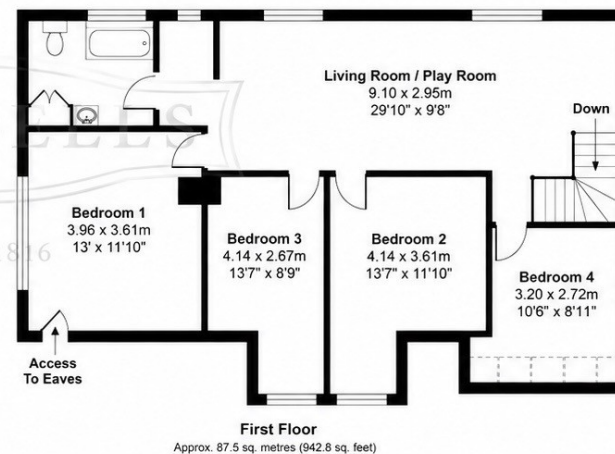
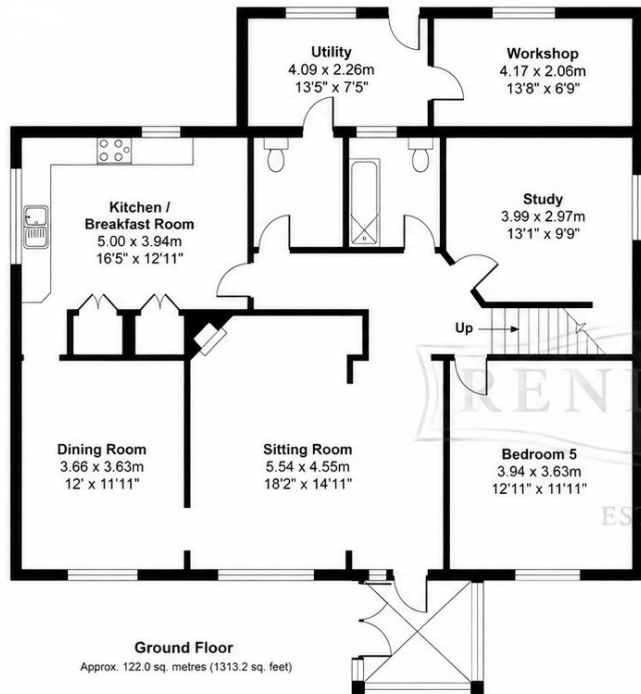
South Hams District Council.

Approximate Distances

Blackpool Sands – 1.7 miles, Slapton Sands – 3.5 miles, Dartmouth – 5.0 miles, Totnes – 11.0 miles, Salcombe – 16.0 miles, Plymouth – 31.0 miles, Exeter – 43.0 miles, Exeter Airport – 43.0 miles. (Mainline rail services from Totnes provide regular connections to London Paddington.)

Directions

From Dartmouth proceed towards Strete on the A379. Upon entering the village, continue along the main road before turning into the private lane serving the property, where Mirante will be found in an elevated position. Further directions are available upon request.



Denotes restricted head height

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