

The Strand, **Starcross**, EX6 8PA



A substantial and exceptionally versatile home enjoying superb views across the Exe Estuary, offering four bedroom main accommodation together with a self-contained one bedroom annexe, extensive gardens, studio/bar, workshop, carport and parking.

FREEHOLD, COUNCIL TAX BAND - E & A, EPC - TBC

£599,950

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ENTRANCE HALL

An entrance hall providing access to the principal ground-floor accommodation with staircase rising to the first floor.

SITTING ROOM

A comfortable principal reception room with a characterful exposed stone fireplace incorporating a wood-burning stove, creating an attractive focal point. Window to the front aspect, radiator and ample space for a generous suite of furniture.

DINING ROOM

A well-proportioned separate dining room positioned to the front of the property. Feature fireplace with decorative surround, fitted shelving and space for a substantial dining table and chairs. An interconnecting doorway provides access to the adjoining annexe accommodation.

KITCHEN/BREAKFAST/FAMILY ROOM

A particularly impressive room forming the social heart of the house and providing considerable space for cooking, dining and informal seating. The kitchen area is fitted with an extensive range of white-fronted base and wall units together with contrasting work surfaces and tiled surrounds. A striking blue Aga forms a central feature of the room, complemented by an additional cooker, sink unit and space and plumbing for domestic appliances. The room continues into a generous breakfast/family area with plenty of space for a dining table and further seating, making this an excellent everyday living and entertaining space. Access leads towards the rear of the property and garden.

FIRST FLOOR LANDING

Providing access to the four first-floor bedrooms and family bathroom.

BEDROOM 1

A superb principal bedroom of particularly generous proportions. The room benefits from an extensive range of fitted bedroom furniture and multiple windows to the front elevation which provide wonderful views across the Exe Estuary and surrounding countryside. There is ample room for additional seating or

dressng furniture, creating a particularly impressive main bedroom.

BEDROOM 2

A good sized double bedroom with window providing natural light and space for freestanding bedroom furniture.

BEDROOM 3

A further double bedroom with access to its own:

EN SUITE SHOWER ROOM

Fitted with shower, wash hand basin and WC.

BEDROOM 4

A comfortable additional bedroom suitable as a double/single bedroom, children's room or home office.

FAMILY BATHROOM

A particularly spacious family bathroom fitted with a modern white suite including an attractive freestanding bath, separate glazed shower enclosure, wash hand basin and WC. The generous proportions and twin windows create a bright and practical family bathroom.

GROUND FLOOR ANNEXE

One of the principal attractions of Herons Reach is the substantial self-contained ground-floor accommodation, ideally suited to an independent relative, extended family, guest accommodation or potential home-and-income use. The annexe also connects internally with the principal house, providing considerable flexibility.

ANNEXE KITCHEN

Fitted with a range of base and wall-mounted storage units with work surfaces over, stainless-steel sink, tiled surrounds and space for appliances.

ANNEXE LIVING ROOM

An unusually generous living space offering ample room for both sitting and dining furniture. Feature stonework adds character to the room, with windows providing natural light.





ANNEXE BEDROOM

A particularly spacious double bedroom with plenty of room for wardrobes and additional bedroom furniture. Door to:

EN SUITE SHOWER ROOM

A generous modern shower room fitted with a large glazed shower enclosure, pedestal wash hand basin and WC, with tiled walls and flooring.

REAR LOBBY

Providing independent access to the rear of the property and garden.

UTILITY ROOM

A useful additional utility/storage area positioned off the rear lobby.

OUTSIDE

FRONT - Herons Reach occupies a prominent position opposite the estuary with an open outlook across the green, railway and water beyond. A driveway to the side provides off-road parking and access towards the rear of the property.

REAR GARDEN

The rear garden is a considerable feature of the property and is of a size rarely encountered with homes in this location. Immediately adjoining the house are paved seating and entertaining areas, beyond which lies a long and predominantly level lawn bordered by established shrubs, plants and mature trees. A covered and decked entertaining area provides an excellent setting for outdoor dining, barbecues and summer entertaining. Towards the far end of the garden is a productive kitchen garden with numerous raised vegetable beds and a greenhouse. The overall size and arrangement of the garden provide considerable flexibility for keen gardeners, families or anyone simply looking for plenty of outside space.

STUDIO/BAR

An excellent additional entertaining space, currently arranged as a substantial garden studio/bar with extensive glazing overlooking the gardens. This highly adaptable room could

equally lend itself to a games room, gym, studio, entertaining room or home-working space.

CARPORT

A substantial covered carport providing excellent additional parking/storage space.

OUTSIDE WC

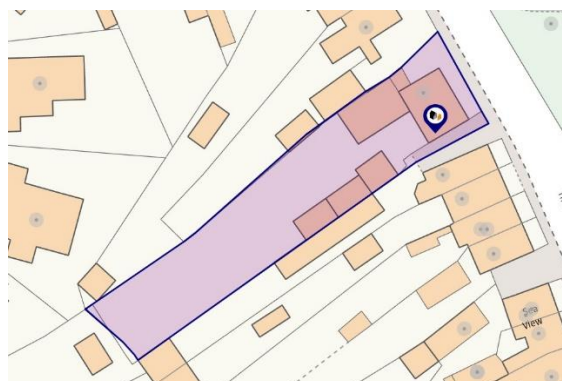
A useful separate WC adjoins the carport.

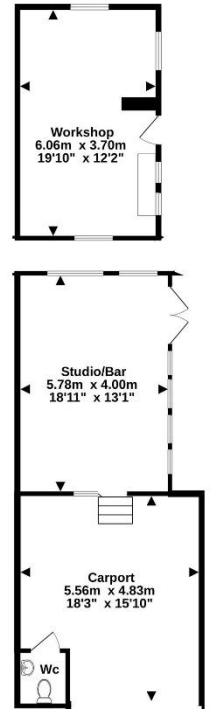
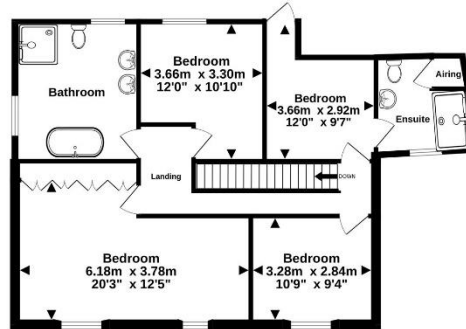
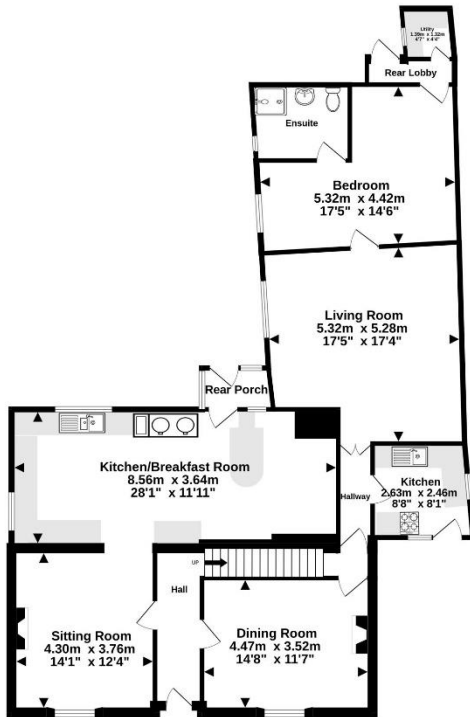
WORKSHOP

A large and useful workshop offering excellent space for storage, hobbies or a variety of other purposes.

LOCATION

Herons Reach occupies an excellent position within the popular Exe Estuary village of Starcross, enjoying particularly attractive views across the water. The village offers a useful range of everyday amenities together with a primary school, places to eat and drink, local shops and medical facilities. Starcross also benefits from regular rail and bus connections, making Exeter, Dawlish and the surrounding areas readily accessible. For those who enjoy the outdoors, the Exe Estuary provides superb opportunities for sailing, walking and cycling. The nearby National Cycle Network follows the estuary towards Exeter in one direction and the sandy beach and nature reserve at Dawlish Warren in the other.





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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