



Gulls Perch, Hyne Town Road, Strete, Dartmouth,  
TQ6 0RS

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS

## Gulls Perch, Hyne Town Road, Strete

A stunning detached home, situated in the heart of the picturesque coastal village of Strete, wonderfully positioned between the beautiful beaches of Blackpool Sands and Slapton Sands, with far reaching views across the surrounding countryside and the Start Bay coastline.

### Accommodation

Entrance Hall. W.C. Dining Room.  
Sun Room. Sitting Room. Kitchen /  
Breakfast Room. Main En Suite  
Bedroom. Bedroom 2 with En  
Suite. 2 Further Guest Bedrooms.  
Separate Shower Room.

### Outside

Delightful Mature Gardens. Large Greenhouse  
Paved Dining Terrace. Lovely Gated Front  
Courtyard Providing Ample Parking.  
Garage. Utility Room. Store Room.

### Mileage

*Dartmouth 5 miles, Blackpool Sands 1 mile, Slapton  
Sands 2 miles. All mileages are approximate.*

Dartmouth Office  
01803 839190  
dartmouth@marchandpetit.co.uk







## KEY FEATURES

- Lovely substantial detached property
- Stunning views over the Start Bay coastline from multiple rooms
- Spacious and light-filled layout, all on one level
- Four bedrooms, two with en suite bathrooms
- Generous kitchen with island and double doors to the garden
- Dining room leading through to a sun room with large sliding doors
- Welcoming entrance hall with bi-fold glazed doors and cloakroom
- Elegant sitting room with feature fireplace and garden access
- Lovely level plot with delightful southerly facing garden
- Garage and ample driveway parking
- Separate utility room and storage room
- Mains electricity water and private drainage. Oil fired central heating





This well presented substantial detached home is situated in the picturesque coastal village of Strete, ideally positioned between the renowned beaches of Blackpool Sands and Slapton Sands.

Set within a designated Area of Outstanding Natural Beauty, the property enjoys gorgeous far-reaching views across the Start Bay coastline, offering an exceptional opportunity for a lifestyle change near the sea.

Lovingly maintained and enjoyed as a cherished home for many years, the property occupies a generous level plot and provides spacious, light-filled accommodation arranged entirely on one level. With excellent potential to personalise or extend, the home would suit those seeking country living with home office potential and ground-floor convenience.

This spacious accommodation features a welcoming entrance hall with a large set of glazed bi-fold doors, offering the first glimpse of the stunning views, and includes a convenient cloakroom. The dining room opens into a bright sun room, which boasts two sets of sliding doors leading out to the garden.

The generous kitchen/breakfast room is well-appointed with built-in appliances, a wide range of wall, base, and dresser units, and a central island unit. Double doors provide direct access to the garden, perfect for indoor-outdoor living.

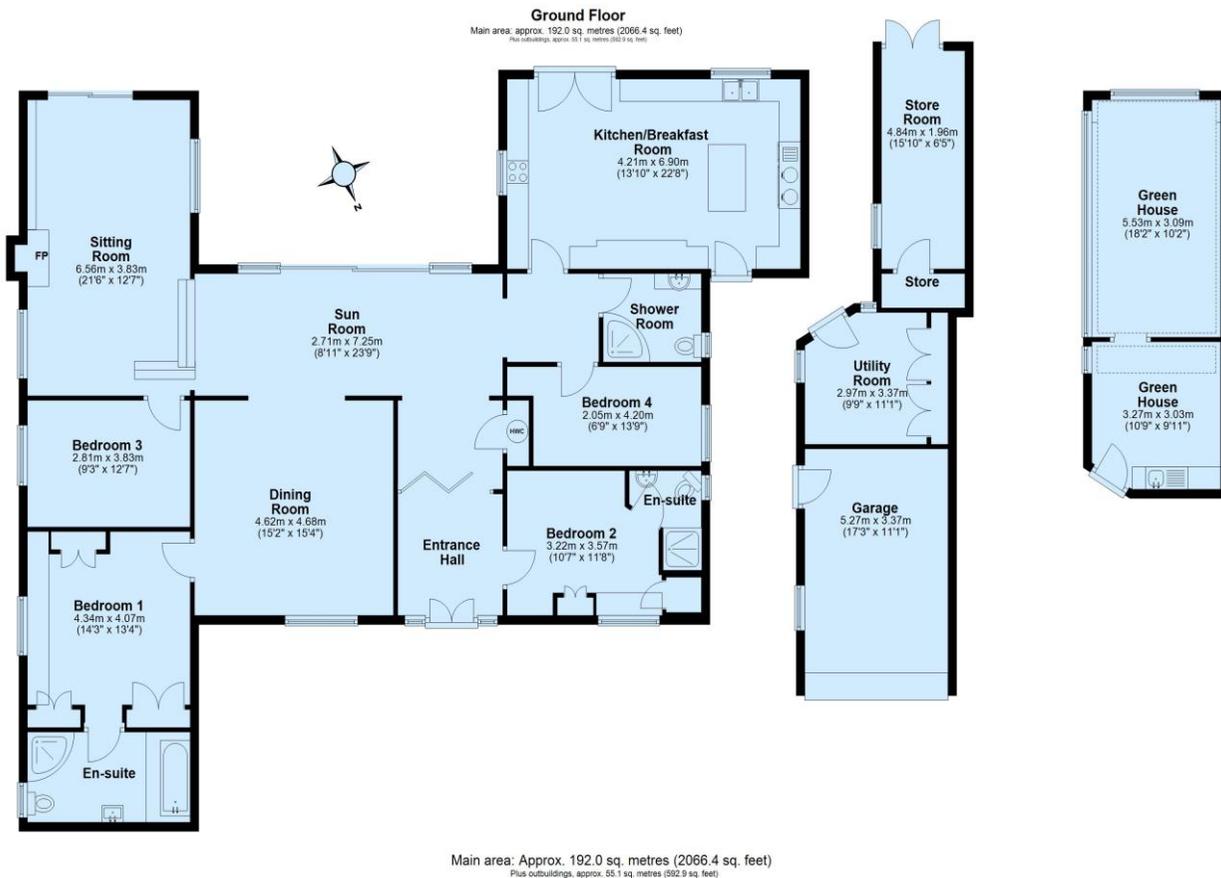
The sitting room enjoys large glazed sliding doors to the garden and features a stylish fireplace, creating a comfortable and elegant space to relax.

There are four bedrooms in total, two of which benefit from en suite shower rooms, offering privacy and convenience.

Gulls Reach sits in a mature plot and has the most delightful private southerly facing gardens. An absolute haven from where you can sit and relax and take in the peaceful surroundings. There is an abundance of planting and mature shrubs, with a good sized level lawned area, well stocked beds and a wonderful paved dining terrace from where absolutely glorious views of the surrounding countryside and the Start Bay coastline can be enjoyed. At the far end of the garden is a large greenhouse. Accessed from Hyne Town Road via a five-bar gate, the property opens to a generous front courtyard with ample parking and the garage, together with a separate utility room and store room.

The coastal village of Strete lies approximately 5 miles west of the historic port of Dartmouth, located in a designated Area of Outstanding Natural Beauty. Village facilities include a post office/stores, pub and church. The nearby coastal footpath provides access to beautiful beaches including Blackpool Sands and Slapton Sands, a shingle bar stretching almost three miles to the village of Torcross. Slapton Ley, a large freshwater lake and National Nature Reserve, runs parallel to the beach.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

### COUNCIL TAX

Band G

### SERVICES

Mains electricity, water, private drainage. Oil fired central heating

### FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order

### TENURE

Freehold

### VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

### DIRECTIONS

From Dartmouth take the A379 coast road towards Stoke Fleming, drive through the village passing Blackpool Sands and on up the hill to Strete. Pass through the village centre and take the right hand turning into Hyne Town Road immediately before the road bends sharply to the left. The property will be found on the left hand side



#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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