



SOUTH HILLSIDE, STRETE
£1,199,000 FREEHOLD

**STUNNINGLY REFURBISHED WITH
UNOBSTRUCTED SEA AND RURAL VIEWS!**

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SUMMARY: A beautifully refurbished home with the best of both worlds on the views.

DIRECTIONS: From Dartmouth travel up College Way on the A379. Follow the A379 to the first roundabout and turn left. Follow the A379 on to Yorke Road, continue the A379 through the village of Stoke Fleming, past Blackpool Sands and on to Strete. Upon approaching the village of Strete, South Hillside will be on your left.

DESCRIPTION: This property has the location, location, location! And now has had the full makeover to bring it stunningly in to the 21st Century. South Hillside is much more than a house, it is a lifestyle.

THE ACCOMODATION COMPRISES:

ENTRANCE HALL - This provides easy access to the Cloakroom and Kitchen. The place to divest yourself of the Wellies after a busy day in the garden.

CLOAKROOM - Well positioned for those nature calls when working outside. This has a W.C. and wash hand basin.

KITCHEN - Beautifully presented and planned. All part of the total refurbishment South Hillside has undergone. It has a Butler Sink and windows looking towards the village and West. Bright and cheerful the kitchen boasts hand made oak units, an integrated dishwasher (Bosch), an eye level double oven (NEFF), an induction hob (NEFF), a freestanding fridge/freezer with ice maker (SAMSUNG) and an externally vented range hood.

UTILITY ROOM - This is strategically located next to the kitchen with plenty of space and a large window. There is a large larder cupboard. There is plumbing for a washing machine and tumble drier. The boiler is located here, which was new in October 2023.

THE DINING ROOM - Although this is open plan with the kitchen, it is spacious enough to create its own formality for those more official occasions. It does have its own wood burner and can be closed off from the Sitting Room with oak framed glass bi-folds.

THE FORMAL SITTING ROOM - This is the first of the rooms to have that wonderful sea view. A glass door opens to the patio and gardens, making the most of this iconic location.

Winters will be snug and cosy when the bi-folds to the Dining Room are closed and the fireplace is lit.

2ND SITTING ROOM: This is affectionately referred to within the family as, **THE SUN LOUNGE.** The views stretch from The Mew Stone to Start Point, and it is bathed in all day sunshine (when the sun is out!). It could be said, one would never tire of this view that stretches over the fields to the sea. Here is The South Hams in all its glory. This room has a contemporary electric fire, engineered oak flooring and sliding doors give access outside to the deck.

BEDROOM 1 - The principal bedroom has a Juliette Balcony and those sweeping views from The Mew Stone to Start Point. It has its own ensuite, with triple sized shower cubicle with a "rain shower", WC, wash hand basin and heated towel rail. It has its own dressing room.

BEDROOM 2 - This double is located at the front of the house with those amazing views. It has its own original, now ornamental fireplace.

BEDROOM 3 - This is a generous single. This is all part of the character of this lovely home.

BEDROOM 4 - Guests will love this double bedroom with its views over the farmland at the rear of the property, and it does have its own ensuite, as well as its own ornamental fireplace. The ensuite is an excellent size with shower, wash hand basin and W.C.

BEDROOM 5 - This room is the room that the younger members of the family will fight over. Situated in the roof of the house with excellent headroom it would be a wonderful "Peter Pan/Wendy room with beds, bunks, and toys. This room really could be anything from hobbies room, office, yoga room, the choice is yours. The window has those wonderful views across the fields out to sea. Excellent, walk in attic storage is accessed from this room.

BATHROOM - Refurbished with tiles to bring back all the charm of a bygone era. It is spacious with a freestanding bath, (with shower attachment), W.C., wash hand basin and a heated towel rail.

GARAGE - Separate from the house is a generously proportioned single garage. On the roof are solar panels, which are owned by the property.

OUTSIDE - This is a lifestyle on offer here, with so many features to highlight. Here there is space to breathe in the country air, listen to the sound of the countryside and, depending on the wind direction listen to the sounds of the sea. There is a workshop with electricity (man cave?), there are two patio areas, a garden shed, raised vegetable plots and a greenhouse. There is off road parking for at least 3 cars (maybe more?) and those never-ending, ever-changing views. There is always the danger of never completing any tasks once you settle with a morning coffee or early evening sundowner to enjoy the view. Did we mention South Hillside has its own access to The Southwest Coastal Path?

VENDORS COMMENTS - We knew when we bought this house that it was going to be a project but could see from our first visit it's wonderful potential. A lovely, spacious house in a lovely village, in the perfect position with one of the best views in the South Hams. We have spent a lot of time, effort, and a substantial amount of money over the years transforming it and have been proved right.

We love the home we have created and have loved living here. Waking up in the morning watching the sun rise over the sea is a joy and we never tire of watching every kind of weather from our lounge. With Blackpool Sands one way, Slapton the other and the valleys behind us we can leave on foot for stunning, long walks or a swim.

We know whoever comes to live here will be moving into a lovely home in a great village and will hopefully be as happy as we have been.

POSTCODE: TQ6 0RL.

SERVICES - On mains electricity and water, drainage is a septic tank.

COUNCIL BAND: D

EPC RATING: D

N.B. The vendors will give serious consideration to a reasonable offer.



