



The Old Vicarage,
Hyne Town Road

The Old Vicarage

Hyne Town Road, Strete, Dartmouth, TQ6 0RS

Dartmouth 5 miles Kingsbridge 11 miles Totnes 13 miles

- Detached property with panoramic coastal views
- Four reception rooms
- Five bedrooms (three en-suite)
- Family bathroom
- Large garden and swimming pool
- Double garage
- Off street parking

Guide price £975,000

SITUATION

The coastal village of Strete lies within the South Devon Area of Outstanding Natural Beauty looking out across Start Bay from its prime hilltop position just south of Dartmouth. This picturesque parish is the gateway to a wonderfully scenic stretch of coastal footpath which takes you to Stoke Fleming, via the stunning family beach at Blackpool Sands in one direction and the beautiful 3 mile stretch of Slapton Sands in the other. Strete itself benefits from a post office/general store, a public house, a parish church and a highly recommended restaurant. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and 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.

DESCRIPTION

A spacious 1920's former Vicarage with modern additions and a fabulous extension which maximises the panoramic views over Start Bay, stretching to the lighthouse at Start Point. The Old Vicarage has five bedrooms, three of which are en suite and four reception rooms. The majority of the rooms within the house have some view to be enjoyed as most rooms principally face south. The southerly rear garden has large terraces and a swimming pool. The property is approached by a gated driveway allowing parking for several vehicles and there is an additional double garage.

ACCOMMODATION

The reception hall has engineered oak flooring and gives a grand welcoming feel, it flows naturally into the sitting room and gives access to the principle rooms.

The sitting room is an extension to the original house, affording panoramic sea views over the gardens with patio doors opening to the rear terrace. There is a wood-burner, marble tiled flooring and access to the dining room which has high ceilings, engineered oak flooring and other period features. There is a cloakroom downstairs along with another reception room affording sea views over the garden from a charming rounded bay window with seat. There is a cast iron feature fireplace, ceiling rose detailing and varnished floorboards.

The kitchen/breakfast room offers sea views over the swimming pool and has a range of



A former Vicarage with 5 bedrooms and 4 reception rooms, enjoying panoramic views over Start Bay and unspoilt coastline.





granite work surfaces and surrounds including an island unit. There is plenty of storage space, a range of built in appliances, open chimney currently with an electric effect wood-burning stove and a slate tiled floor. A rear hallway leads to a games room and a separate utility room.

On the first floor are four bedrooms, three of which are en-suite. There is an additional family bathroom. The master bedroom has walk in wardrobe and en-suite, and has a patio door to balcony with panoramic sea and coastal views. Bedroom 2 is a double bedroom and shares the balcony with the master bedroom. Bedroom 3 is a large double with an en-suite shower-room and sea views from a charming rounded bay window. Bedroom 4 is dual aspect with an en-suite bathroom and also benefits from sea views and coastal views. The family bathroom is a white suite with a roll top bath.

On the second floor is the hobbies room enjoying views of Slapton Ley and Torcross from velux windows. There are under eaves storage cupboards and a cupboard containing the hot water cylinder. There is access to bedroom 5 which also has velux windows with views.

OUTSIDE

Double gates open to a large brick driveway and parking area bounded to one side with a mature hedge. Across the rear of the house is a decked terrace with glass balustrading and recessed lighting continuing to a paved terrace off the kitchen beside the swimming pool, surrounded by timber decking. The views to the sea and coastline from the terraces and pool are glorious. Beneath the pool is the electric heat pump and filtration system.

Steps lead down from the terraces past flowers and flowering shrubs in beds to the lawn. Surrounding the lawn are mature shrubs in beds, seating areas and fish pond bounded by hedges. A greenhouse and timber garden shed is located to one side of the garden and to one side of the house is the oil tank.

There is a double garage with light and power and on the roof are solar panels. There is an attached conservatory with five section folding doors to the front and side double doors.

SERVICES

It is understood that mains electricity and water are connected. Septic tank drainage. Oil fired central heating.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

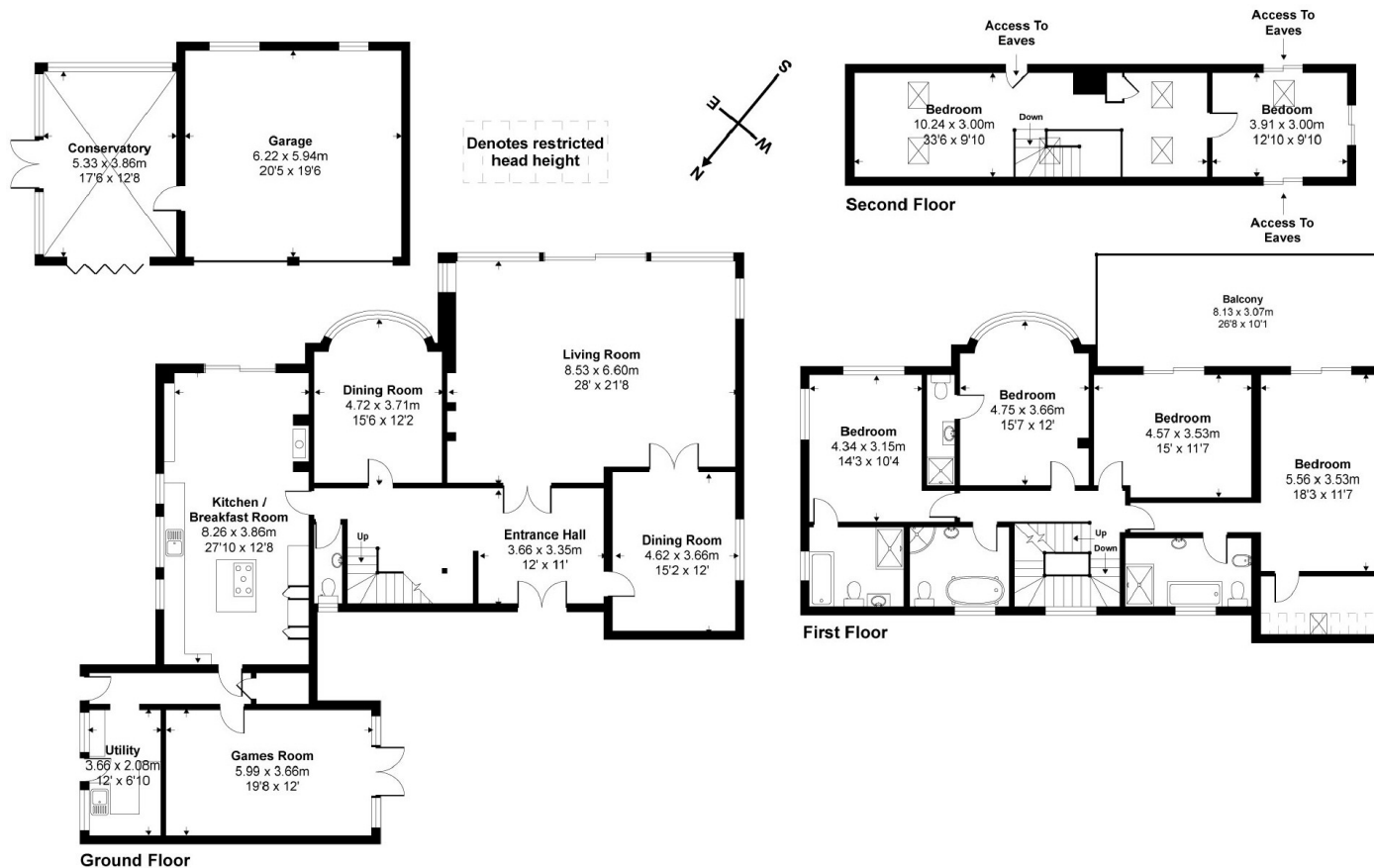
From Dartmouth take the A379 coastal road passing through Stoke Fleming and beyond Blackpool Sands. Continue through the village of Strete, pass the post office and The Kings Arms on the left. After a short distance and just before the road bears sharply to the left, turn right into Hynetown Road and the property will be almost immediately on your right hand side.

DARTMOUTH OFFICE

We are situated in the heart of Dartmouth near the Royal Castle Hotel and adjacent to the historical Butterwalk building on Duke Street. Benefitting from a dedicated sales and lettings department, the friendly team of Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

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Approx. Gross Internal Floor Area
409.7 Sq Metres 4410 Sq Ft (Excludes Restricted Head Height & Includes Garage & Conservatory)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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