



**STAGS**

Glen Cottage,  
Strete

# Glen Cottage, Strete, Dartmouth, TQ6 0RW

A charming Grade II listed cottage believed to date back to the 1600s and once the village tea rooms in this popular coastal village.

Dartmouth 5 miles Totnes 13 miles

- Charming village location
- Sea views
- Grade II listed
- Recently refurbished throughout
- Garden
- Parking

**Guide price £449,950**



## SITUATION

Strete is a charming and popular hilltop village overlooking the panorama of Start Bay just south of Dartmouth. The hills and countryside that encircle the village to the west converge on the dramatic coastline creating one of the most visually striking images in the South Hams. There is a post office and general store in the village along with a beautiful church plus the well renowned Laughing Monk restaurant. There is a small community area where you can picnic and walk your dog with its wildlife section and stunning views of Start Bay. A few short miles in either direction brings you to the magical crescent shaped family beach at Blackpool Sands and the beautiful 3 mile stretch of Slapton Sands (flanked by the freshwater nature reserve of Slapton Ley).

## DESCRIPTION

A charming Grade II listed cottage located in a popular coastal village in the South Hams. Glen cottage has been sympathetically refurbished to a high standard throughout by a local tradesman using locally sourced materials. This two bedroom property boasts lovely sea views, a good sized living room with a large open fire, separate dining room, a wood burner in the kitchen/breakfast room and a large bathroom overlooking the rear garden. There is a parking near the property for one car.

## ACCOMMODATION

The inner door from the porch leads straight in to the dining room with a stone wall to the left and a flag stone floor. The glass windows in the door and the porch allow for views straight out to the sea. A wooden door leads through to the living room which has a locally sourced oak floor and a large inglenook housing an open fire. There is a window to the front aspect with sea views and a lovely oak window seat. Another door leads to the downstairs cloakroom and utility room with window to the rear overlooking the garden. A step leads from the dining room to the kitchen and breakfast room - a lovely light and airy room with parquet flooring and a small wood burner in the corner. There are windows to the rear and a glass door leads out in to the garden.

To the upstairs are two good sized double bedrooms, both of which have windows to the front aspect with lovely views of the sea. The large bathroom has a white suite with a wc, hand wash basin and a standalone bath which sits in front of the large window overlooking the garden. A cupboard in the bathroom houses the immersion heater.

## OUTSIDE

A large patio with a wood store to one side leads off from the kitchen and breakfast room. Steps lead up through terraces to the top of the garden where there is a small studio. The top of the garden boasts glorious sea and countryside views. Situated on the opposite side of the road there is private parking for one vehicle.

## SERVICES

It is understood that electricity and mains water and drainage are connected. No central heating but oil tank in place for oil fired central heating.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council.

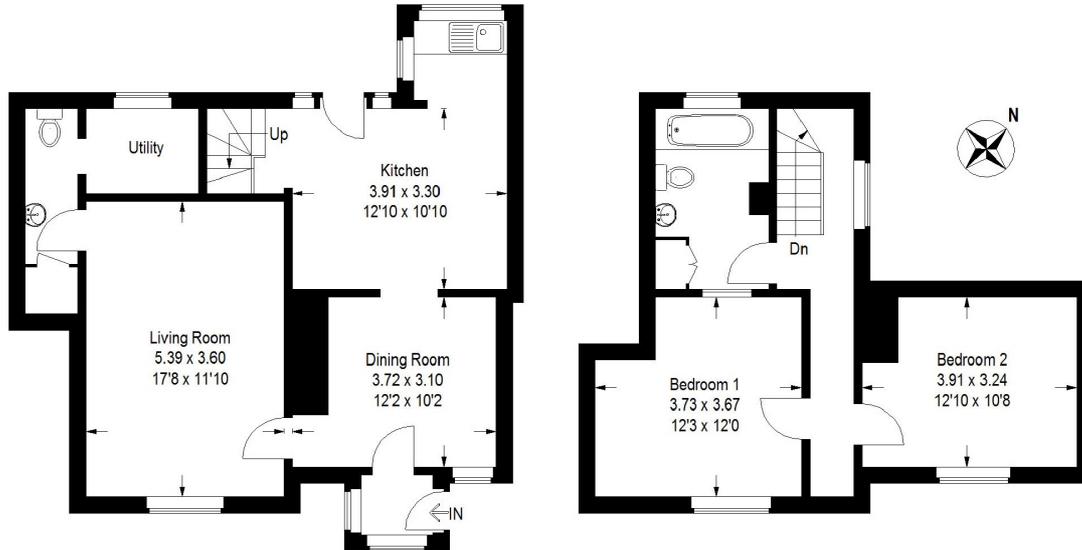
## DIRECTIONS

From Stags Dartmouth office take the coastal road towards Stoke Fleming and Kingsbridge. Pass through Stoke Fleming and then on through Blackpool Sands. Proceed up the hill and into the village. Pass the parking on the left hand side and Glen Cottage is then seen on your right.

## DARTMOUTH OFFICE

Situated in the heart of Dartmouth adjacent to the historical Butterwalk on Duke Street, Stags Dartmouth benefit from a dedicated sales and lettings department. Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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