# THE GREEN HOUSE

STRETE, DARTMOUTH, DEVON



JACKSON-STOPS

## THE GREEN HOUSE, STRETE, DARTMOUTH, DEVON

TOTAL APPROX. FLOOR AREA 2,320.2 SQ FT / 215.6 SQ M

An outstanding example of architect-designed lateral living beneath a living green roof, seamlessly integrated with landscaped gardens, terracing and situated in the heart of this beautiful coastal village.



### DISTANCES

BLACKPOOL SANDS BLUE FLAG BEACH 1 MILE
DARTMOUTH 4 MILES
TOTNES (MAINLINE TRAIN STATION) 12 MILES
A38 13 MILES

### GROUND FLOOR

- Cloakroom
- Large utility room
- Dog wash shower room
- Kitchen / Dining room
- Living room,
- Sitting room / Bedroom
- Three further bedrooms
- En suite shower room
- Family bathroom

### OUTSIDE

- Wrap around terracing
- Lawns
- Kitchen garden
- Plant room
- Workstore
- Greenhouse
- Parking for several cars

### LOCATION

The pretty coastal village of Strete lies between Dartmouth and Kingsbridge, overlooking Start Bay. This bustling village is home to a popular community pub, The Kings Arms, and a village store / post office. The neighbouring village of Stoke Fleming has a primary school. Strete is on the main bus route between Dartmouth and Kingsbridge, and both market towns offer a good range of amenities and secondary education. Dartmouth offers a wonderful selection of shops, boutiques, galleries, pubs and restaurants, and is home to the Britannia Royal Naval College. In addition are two supermarkets, an M&S Food Hall, a Health and Wellbeing Centre, a cinema, a leisure centre, and both indoor and outdoor swimming pools. Strete lies within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves. The mainline train station at Totnes runs a regular service to London in 2 hrs 40 mins, and the A38 (M5) is about 13 miles.

### THE PROPERTY

Completed in 2021, The Green House is a beautiful and impressive architect-designed home with superb attention to detail, creative design and a seamless connection with the landscaped gardens. A sense of space, natural light and flow is immediately apparent upon entering the reception hall, which sets the tone for the beautifully considered accommodation beyond. At the heart of the home lies the stunning open-plan kitchen and dining room, a wonderfully sociable space with wall-to-wall glazing and wide doors that frame the gardens, encouraging the outside to become part of everyday living. The kitchen is well appointed with a large central island and extensive range of integrated appliances including two ovens, induction hob, dishwasher, fridge/freezer and an instant boiling water tap, all thoughtfully incorporated within sleek contemporary cabinetry.











The large utility, again well fitted, also features a dog wash shower room. The principal living room is equally impressive, with wall-to-wall glazing, and a striking glass-fronted electric fire that provides a focal point. A second sitting room offers excellent flexibility and could readily serve as an additional bedroom. The east wing benefits from morning sunshine and comprises three bedrooms all enjoying direct access to the wrap-around terrace and gardens. There is an en suite shower room to the main bedroom, and a further family bathroom, fitted with both a bath and a walk-in shower.







Throughout the property, elegant Crittall internal doors and premium fittings reflect the quality and attention to detail, along with high performance glazing, bespoke lighting, a MHRV ventilation system, an air source heat pump and underfloor heating, all accounting for the highly rated EPC.

## OUTSIDE

The south facing gardens complement The Green House beautifully, having been professionally landscaped and designed with the same care and vision as the house itself. They feature extensive wrap-around terraces, thoughtfully planted borders, wildflower banks and a productive kitchen garden. Outbuildings include a plant room, workshop, store, and greenhouse. A gravel driveway provides ample parking.

## DIRECTIONS (TQ6 0RW)

Follow the A379 from Dartmouth towards Stoke Fleming and Kingsbridge. Follow the road through Stoke Fleming and continue into the village of Strete. Continue past the Kings Arms pub, and the entrance to The Green House is on your left at the end of the low stone wall. If you reach the pub car park, you have missed it. Once on the drive, proceed straight ahead and park in the left corner by the gate. Follow the gate through the garden to The Green House.

**What3words –** ///willing.loving.rant

## PROPERTY INFORMATION

**Services:** Mains water, drainage and electricity. Air Source Heat Pump, under floor heating, Mechanical Heat Recovery Ventilation System (MHRV)

**Tenure:** Freehold

**Local Authority:** South Hams District Council
www.southhams.gov.uk 01803 861234

**Council Tax Band:** G

**EPC rating:** B

**Contents, fixtures and fittings:** Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

**Viewing:** By appointment with Jackson-Stops Exeter office: 01392 214222

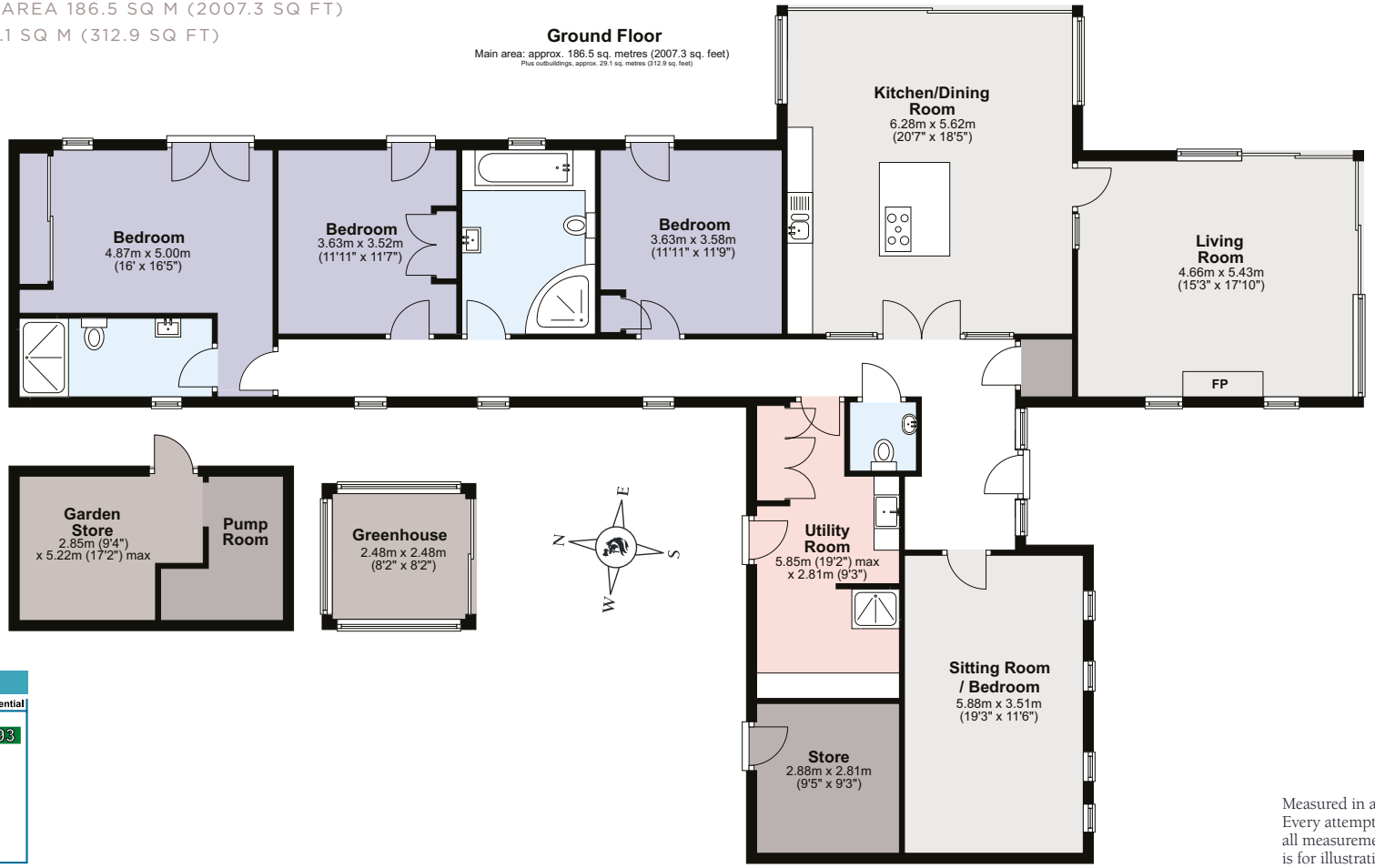


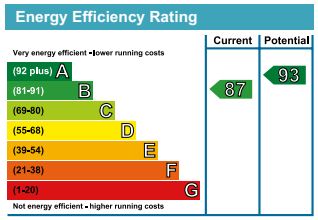




# THE GREEN HOUSE

TOTAL APPROX. FLOOR AREA 186.5 SQ M (2007.3 SQ FT)
PLUS OUTBUILDINGS 29.1 SQ M (312.9 SQ FT)




Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

**Important Notice:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.


EXETER
01392 214222
exeter@jackson-stops.co.uk
jackson-stops.co.uk



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