



SUMMERHILL, STRETE
£919,000 FREEHOLD

A WELL PRESENTED 4 BEDROOMED HOME IN THE VILLAGE OF STRETE.

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SUMMARY: Georgian Elegance and your own “secret garden”.

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 Street, Summerhill will be on your right.

DESCRIPTION: There is something quite special about owning your own corner of England with all the charm of a bygone era. “Summerhill” will impress you as soon as you step through the door. This iconic property of Strete has been much admired throughout the years and after 20 happy years the current owners are setting sail for new adventures.

THE ACCOMODATION COMPRISES:

ENTRANCE HALL - The traditional style floor tiles set the tone as you enter the home. Warm and welcoming and with that extra storage under the stairs.

THE FORMAL DINING ROOM - To the left of the Entrance Hall and adjacent to the Kitchen. This has a wall of bookshelves and another floor to ceiling French window. This has an ornamental fireplace and is currently being used as an office.

THE DRAWING ROOM - To the right of the Entrance Hall. Elegant and gracious with a floor to ceiling French window looking out to the front garden. A working fireplace with shelves and cupboards on either side for those family treasures and mementos. This room would be ideal for those formal social occasions.

BEDROOM 4 - Located on the ground floor. This quirky room even has its own wine cupboard. Situated next to the downstairs cloakroom and with its window looking to the rear garden this would be ideal for guests or maybe as an office?

GROUND FLOOR CLOAKROOM - This is located off the pantry corridor linking the Kitchen to The Entrance Hall. There is a W.C. and wash hand basin.

KITCHEN - This “orangery style” kitchen, with its lantern roof and wall of glass, which floods it with light, was added on to Summerhill in 2003/2004. Doors open on to the garden which maximises all the summer sun. The kitchen units and floor are made from solid recycled pine. There is a walk-through pantry which gives access to the Entrance Hall and downstairs Cloakroom. This delightful room is the engine room of Summerhill where the occupants gravitate to and it has been the hub of many family celebrations.

BEDROOM 1 - The principal bedroom has a wall to ceiling French window. This was originally 2 rooms and now has plenty of space for wardrobe and clothes storage, as well as having its own en-suite with Shower, W.C., and wash hand basin. The internal shutters make it

snug and cosy when those winter storms are rattling around outside.

BEDROOM 2 - This is situated to the front of the house with a lovely wall to ceiling French window with internal shutters. It has its own ornamental fireplace and wooden floors.

BEDROOM 3 - The enchanting twin bedroom is located at the rear of the house with an outlook over the rear garden and fields beyond.

BATHROOM - This spacious family bathroom has a corner spa bath, bidet, wash hand basin, and W.C. There are tiles to waist height and the airing cupboard is located here.

GARAGE - There is a single garage located to the side of the house.

OUTSIDE - This treasure trove of botanical delights will enchant you. With previous owners all adding to the garden throughout the years, there is always something popping up in every season to delight the green fingered enthusiast. There is an area to entertain and enjoy an alfresco lifestyle and also plenty of room for the children to run about.

There is a shed at the bottom of the garden as well as another behind the house.

POSTCODE: TQ6 0RH

EPC RATING: E

COUNCIL TAX BAND: F

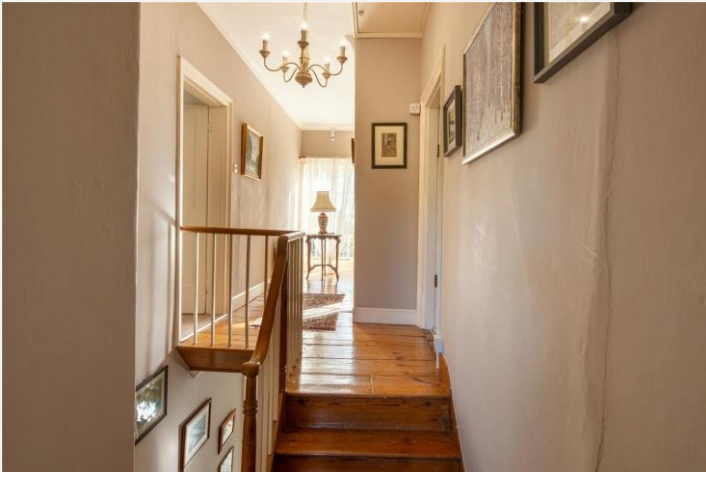
SERVICES - Mains water, septic tank and electricity are connected.

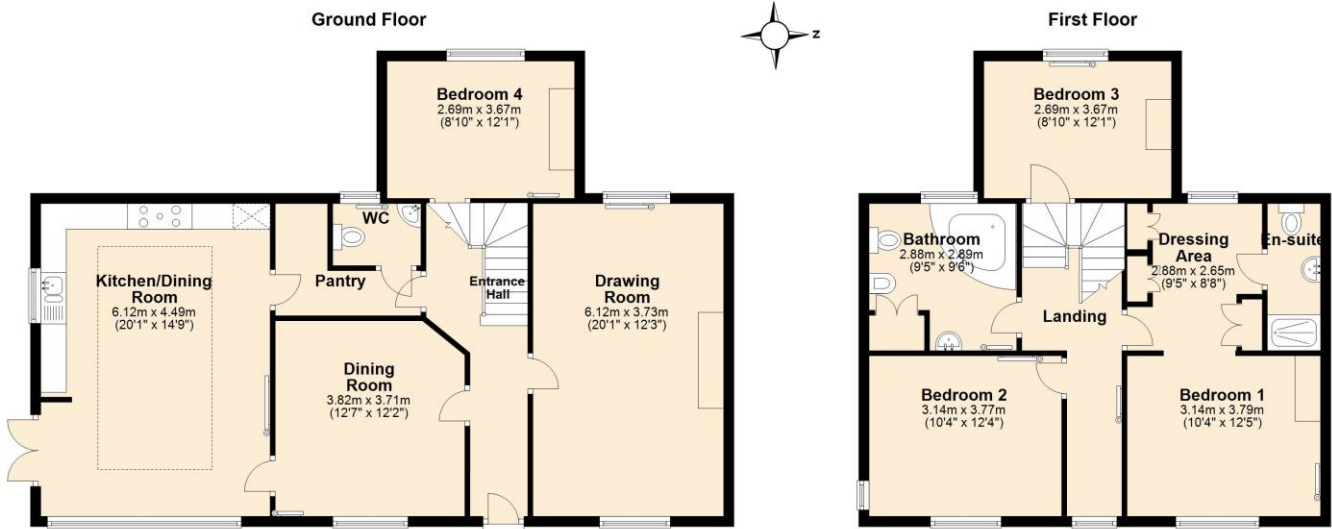
VENDORS COMMENTS - Summerhill has been our home for over twenty years. We were married in the village and whilst we travel all over the world this is where we come back to. We have tried to create something that reflects our experiences around the world, our love of antiques and beautiful things and above all a cosy home.

The house has a history. It is listed because of its style and age especially the unusual front windows. It has been a labour of love to keep these ancient windows going, but they are attractive and a bit special. Looking back through the records the house was mentioned in Pigott's Guide in the mid 19c as “Summerhill Villa” and had been lived in by naval gentlemen for a long time right up to our predecessor.

The garden has been Valentina's creation and she has brought in many lovely flowers and features. If you see it in spring it will be magnificent. The old stone walls surrounding the garden are rightly also listed and form a sheltering protection around the garden.

We have tried to decorate and look after the house in a sympathetic way recognising it's probably regency origins. Hopefully the result is successful. We would like to think that whoever is the new custodian of this heritage will love and cherish it.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| <small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small> | |
| 40 | 75 |
| <small>England, Scotland & Wales</small> EU Directive 2002/91/EC | |

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