



---

Sea Light

# Sea Light

28 The Strand, Dawlish, Devon, EX7 9PS



Exeter 13 miles

## A fascinating Grade II Listed building with both commercial and residential use

- Popular coastal town
- Investment opportunity with potential conversion
- Over 4,500 sq.ft.
- Commercial and residential occupation with 1-bed annexe
- Roof terrace & courtyard garden
- 6 Bedrooms

Offers in excess of  
£500,000

### SITUATION

Dawlish is a fascinating Regency resort town nestling attractively between steep surrounding hills. Character cottages, impressive villas, narrow streets and bustling shops form part of its charm. The town is famous for its black swans and expansive beaches at Dawlish Warren. Just 3 miles along the coast is Teignmouth, another Regency town with state and private schooling. The County town of Exeter is 13 miles away with all the facilities expected - excellent shopping, dining, state and private schools and recreational and sporting facilities including being the home of the Premier Rugby team the Exeter Chiefs. There are mainline railway stations on the Paddington and Waterloo lines as well as an international airport with daily flights to London. Dawlish to Exeter on the train is less than 30 minutes.

### DESCRIPTION

Sea Light is a substantial Grade II Listed premises in the heart of Dawlish offering over 4,500sq ft of commercial and residential accommodation over three floors. The Listed Buildings notes suggest it dates from the early to mid 19th Century. This versatile building offers income from a self-contained annexe and the potential to create individual apartments or a generous main dwelling (subject to the necessary consents). The property is currently arranged with 6 bedrooms (including annexe), former cafe, spacious living areas, roof terrace and courtyard garden.

### THE PROPERTY

Formerly a public house, the current owners have renovated the premises with modern kitchens and bathrooms, heating systems and general updating to operate as a cafe, gallery, for residential purposes and holiday lets.

On the ground floor is the former cafe with a galleried landing creating a seating area with views over Dawlish Lawns. The remaining ground floor is arranged with a substantial living space, therapy room and cloakroom.

Two staircases lead to the first floor which is arranged with a commercial kitchen, two bedrooms; one with an en suite shower, the other with an en suite wc and basin. There is a shower room with a shower cubicle, basin and two wc's. The landing has a former access to the rear annexe and stairs to the 2nd floor.

The second floor provides 2 en suite bedrooms, a 3rd bedroom with access to a wonderful decked roof terrace. A further living space, which creates an ideal self-contained apartment for the second floor, arranged with a kitchen and seating area.

### ANNEXE

To the rear of the building, with access from Lawn Hill, is a self-contained annexe. The entrance hall leads to an open-plan living area with a modern fitted kitchen. Stairs lead to a bedroom and bathroom. There is access from the annexe to an enclosed courtyard.

### SERVICES

All mains services are connected. Gas-fired central heating.

### PLANNING

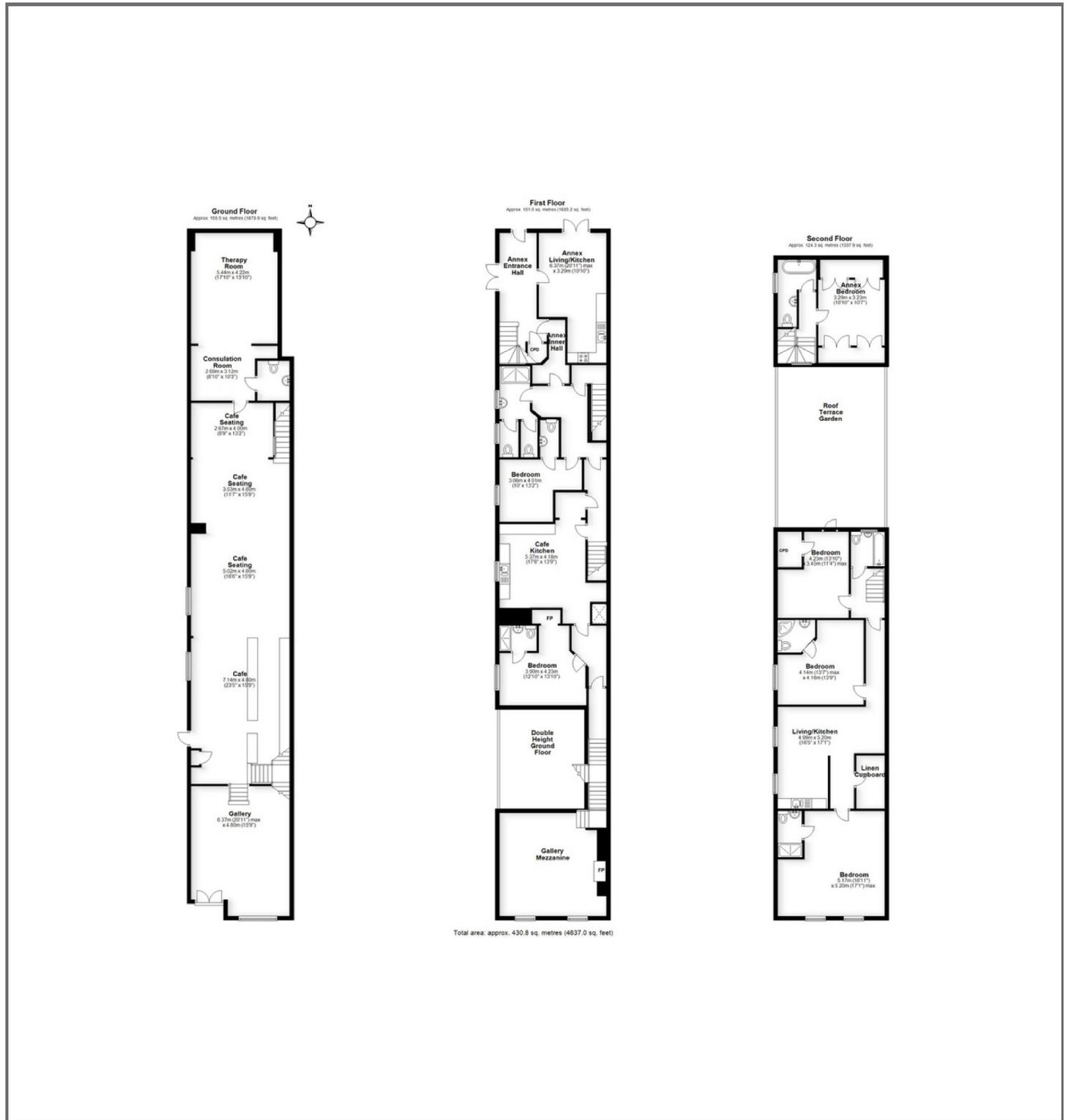
Teignbridge District Council (TDC) describes the property as "Cafe, Holiday Accommodation and Premises". Please refer to the TDC planning portal for the planning applications history.

### DIRECTIONS

From Exeter proceed on the A379 to Dawlish. Upon reaching Dawlish, the premises are situated near the centre of The Strand next to Lawn Hill.



# Sea Light 28 The Strand, Dawlish, Devon, EX7 9PS



These particulars are a guide only and should not be relied upon for any purpose.



21/22 Southernhay West, Exeter, Devon,  
EX1 1PR

**01392 255202**

exeter@stags.co.uk

stags.co.uk