



Ravensbury Lodge Warfleet
Dartmouth

Guide price £3,000,000

Ravensbury Lodge Warfleet, Warfleet, Dartmouth, TQ6 9BZ

WATCH THE FULLY NARRATED GUIDED VIDEO TOUR A beautifully presented four bedroom home with accommodation of approximately 3,300 sq ft, situated 5-10 minutes walk from Dartmouth town centre. The property benefits from a panoramic glass frontage with unobstructed River Dart views, multiple outside areas including roof terraces, large open plan kitchen/dining room/lounge, four ensuite bedrooms, a utility room and parking for three vehicles.

GROUND FLOOR

ENTRANCE HALL

Oak flooring

STUDY

Oak flooring, panoramic dual aspect windows with patio doors to roof terrace.

CLOAKROOM/WC

Oak flooring, low level WC, wash hand basin set into vanity unit, airing cupboard, window with River Dart views.

LOUNGE

Oak flooring, gas flame effect log burner style set into marble surround, two plus windows, decorative exposed stone walls. A single step provides a natural separation that leads to;

OPEN PLAN KITCHEN / DINING ROOM

Oak and marble tiled flooring, panoramic floor to ceiling windows to three sides opening to Juliet balconies and a roof terrace. 'Small bone' high-end designer base and eye level kitchen units with granite worktops, large integrated double oven with proving drawer, integrated fridge freezer, integrated dishwasher, 1 1/2 stainless steel sink and drainer with 'Quooker' tap, full height larder cupboard, large island unit with breakfast bar seating and gas and induction hobs, exposed decorative stone walls.

HALLWAY

Window, stairs with boiler cupboard rise to;

LANDING

Window.

BEDROOM TWO

Sliding patio doors leading to roof terrace and giving unobstructed views of the River Dart.

EN-SUITE

Marble flooring and part tiled walls, low level WC, vanity unit with wash hand basin and storage under, panelled bath, shower cubicle, chrome ladder style heated towel rail, sun tunnel, extractor fan, large wall mirror.

BEDROOM ONE

Built-in wardrobes, two windows, sliding patio doors to roof terrace and giving unobstructed River Dart views.

EN-SUITE

Marble flooring and part tiled walls, low level WC, vanity unit with wash hand basin and storage under, panelled bath, shower cubicle, chrome ladder style heated towel rail, sun tunnel, extractor fan, obscured window.

LOWER GROUND FLOOR

Hallway.

BEDROOM THREE

Built-in wardrobes, two picture windows with River Dart views, doors to covered private terrace.

EN-SUITE

Marble flooring and part tiled walls, low level WC, vanity unit with wash hand basin and storage under, panelled bath, shower cubicle, chrome ladder style heated towel rail, sun tunnel, extractor fan, large wall mirror.

UTILITY ROOM

Built-in storage, double belfast style sink, space and plumbing for washing machine and tumble dryer, fridge freezer, tiled floor, door to terrace.

BEDROOM FOUR

2 windows with River Dart views.

EN-SUITE

Marble flooring and part tiled walls, low level WC, vanity unit with wash hand basin and storage under, panelled bath, shower cubicle, chrome ladder style heated towel rail, sun tunnel, extractor fan, large wall mirror.

OUTSIDE

The property benefits from two roof terraces, the first of which is assessed via the kitchen/dining room and study and the second large wrap around terrace is accessed from the top bedrooms, both have 'Millboard' decking and glass balustrades and have uninterrupted panoramic views of the River Dart. The lower level leads onto a private covered terrace which in turn leads to a further terrace with double gates and stairs leading to the ground floor roof terrace. To the front of the property is parking for three vehicles.

UTILITIES

Mains electricity, gas and water are connected.

EPC: C

COUNCIL TAX BAND: G

CONSUMER PROTECTION FROM UNFAIR TRADING

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