



MILLARD  
COOK



# 1 BAYARDS COVE DARTMOUTH, TQ6 9AT

End cottage requiring complete renovation in historic waterside location.





1 Bayards Cove is a Grade II Listed (Listing no 1208052) property situated in one of the most historic areas of Dartmouth.

It was here in 1620, the Mayflower resided before heading off to the new world. The cobbled frontage to the water's edge of the River Dart with a beautiful array of buildings in Bayards Cove has created a stunning backdrop for several TV and films though-out the years including The Ondedin Line in 1971.

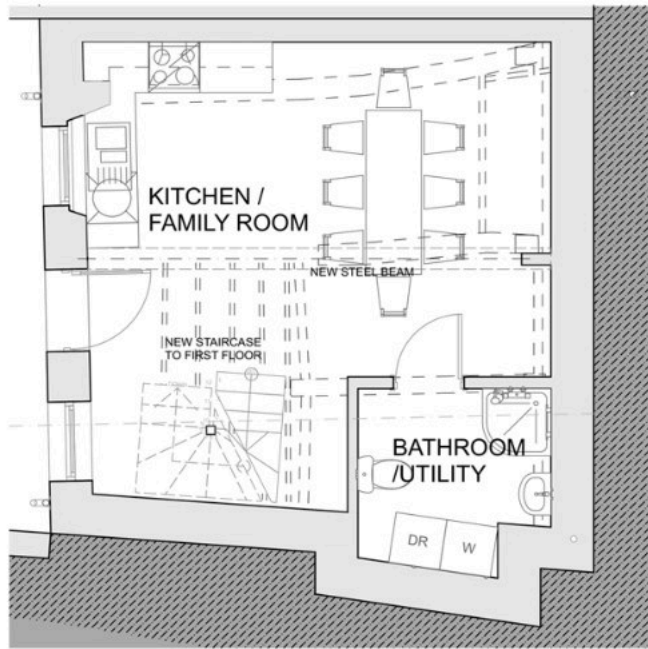
With views across the river and out to sea, the property is within a level walk to the facilities the town has to offer.

On the market for the first time in over 70 years, It is understood this iconic property was built in the mid 1700's, built of stone beneath a pitched roof, now requiring complete renovation complying to strict listings and regulations. Planning has been granted to offer a ground floor kitchen/family room with utility, first floor living room and 2 bedrooms with 2 en-suites on the second floor. A shared path to one other neighbour leads to the front of the property and a rare level courtyard over looking the water and out to sea, 18'6"X14'7" (max) with a small store.



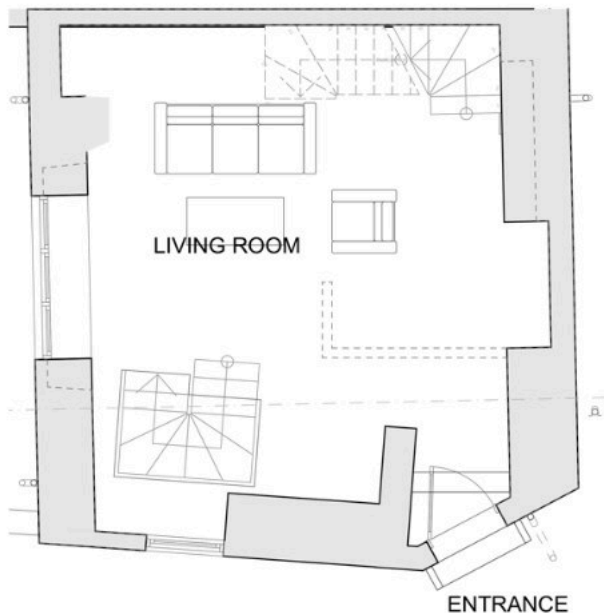






Ground Floor

Proposed design floor plans are for guidance only. Images rights, Aiton Douglas Architecture, Torquay. Not to scale.



First Floor



Second Floor



## Viewings and information

Advanced notice to view the property is required. It would be beneficial before viewing the property to undertake and review the planning portal on the South Hams council planning portal.

<https://apps.southhams.gov.uk/planningsearch.html>

Planning application no. 2193/23/HHO

Listing building 2194/23/LBC

## Viewings

Strictly by appointment through Millard Cook in Dartmouth with conditions to view this property. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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