



MILLARD
COOK

COURT LODGE, HILLFIELD NR. DARTMOUTH, TQ6 0LX

A large detached New-England style house close to the historic coastal town of Dartmouth



Court Lodge is a delightful southerly facing detached house within the Hillfield village, a unique collection of luxury holiday properties approximately 3 miles west from the historic coastal town of Dartmouth, enjoying a quiet, rural position with facilities on site including a tennis court and recreation area.

Court Lodge offers versatile living accommodation for holiday let / second home with 5 bedrooms, 5 bathrooms, 4 of which En-suites, an open plan living space, TV living area, kitchen with a separate utility room and a shower.

To the outside, the property offers southerly views of the surrounding countryside, private parking for 3 vehicles, decked areas and a hot tub. There is double glazing and a central heating system.

Court Lodge is currently holiday let creating a good return. Further details upon request.



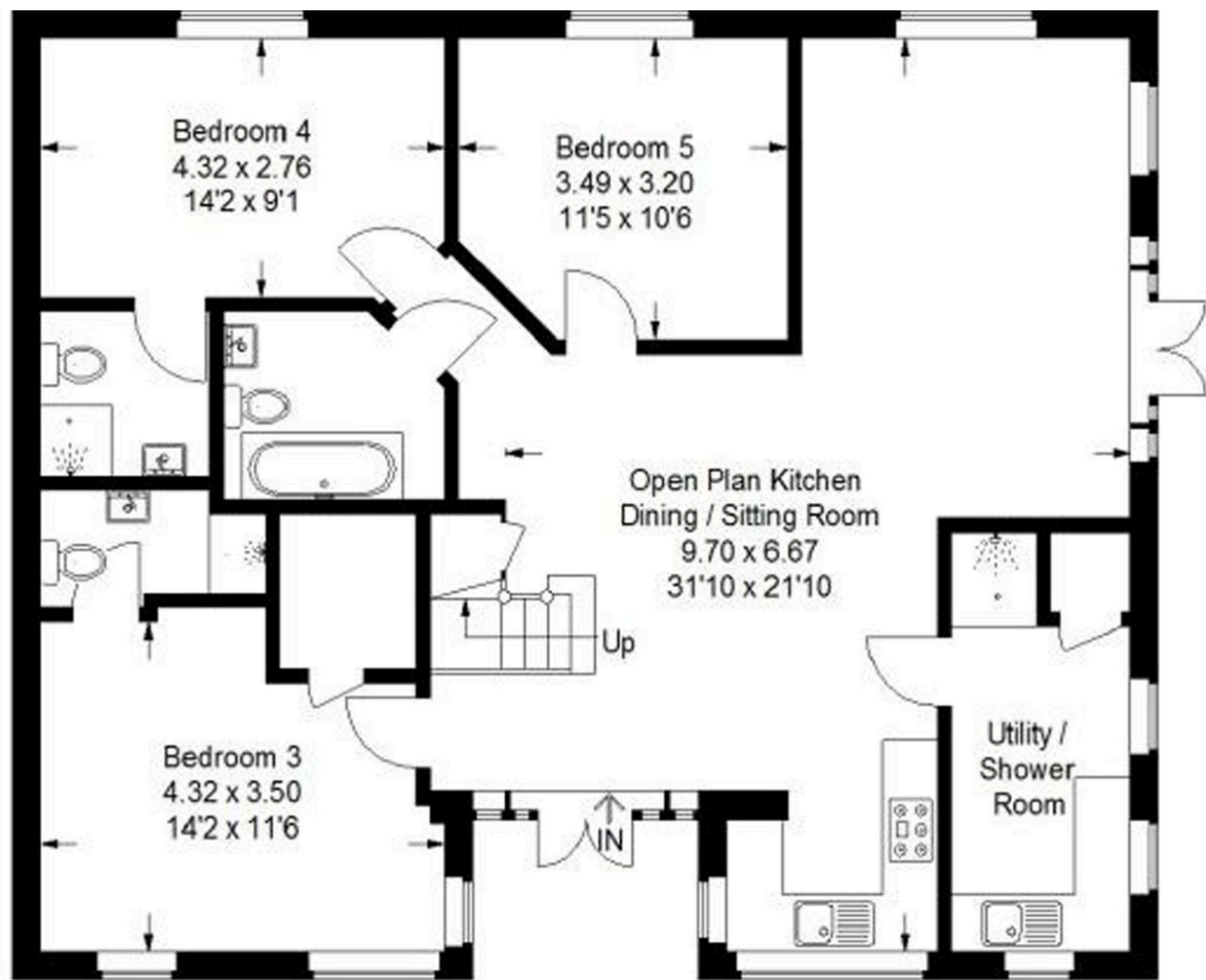
Accommodation

From the southerly facing decking to the front, double doors lead to the splendid open plan living area with vaulted ceilings, stairs raising with ample space for large dining table. The kitchen has a range of drawers and cupboards with marble worktops, range style cooker, sink, built-in dishwasher and a fridge.

The living room is a good size with double door leading to the outside. Adjoining the kitchen is a useful utility room with space for washing machine, tumble dryer, fridge, freezer and a sink.. There is a shower cubical and door to the outside.

The remaining ground floor offer 3 wonderful sized double bedrooms, 2 of which en-suite showers and a family bathroom.





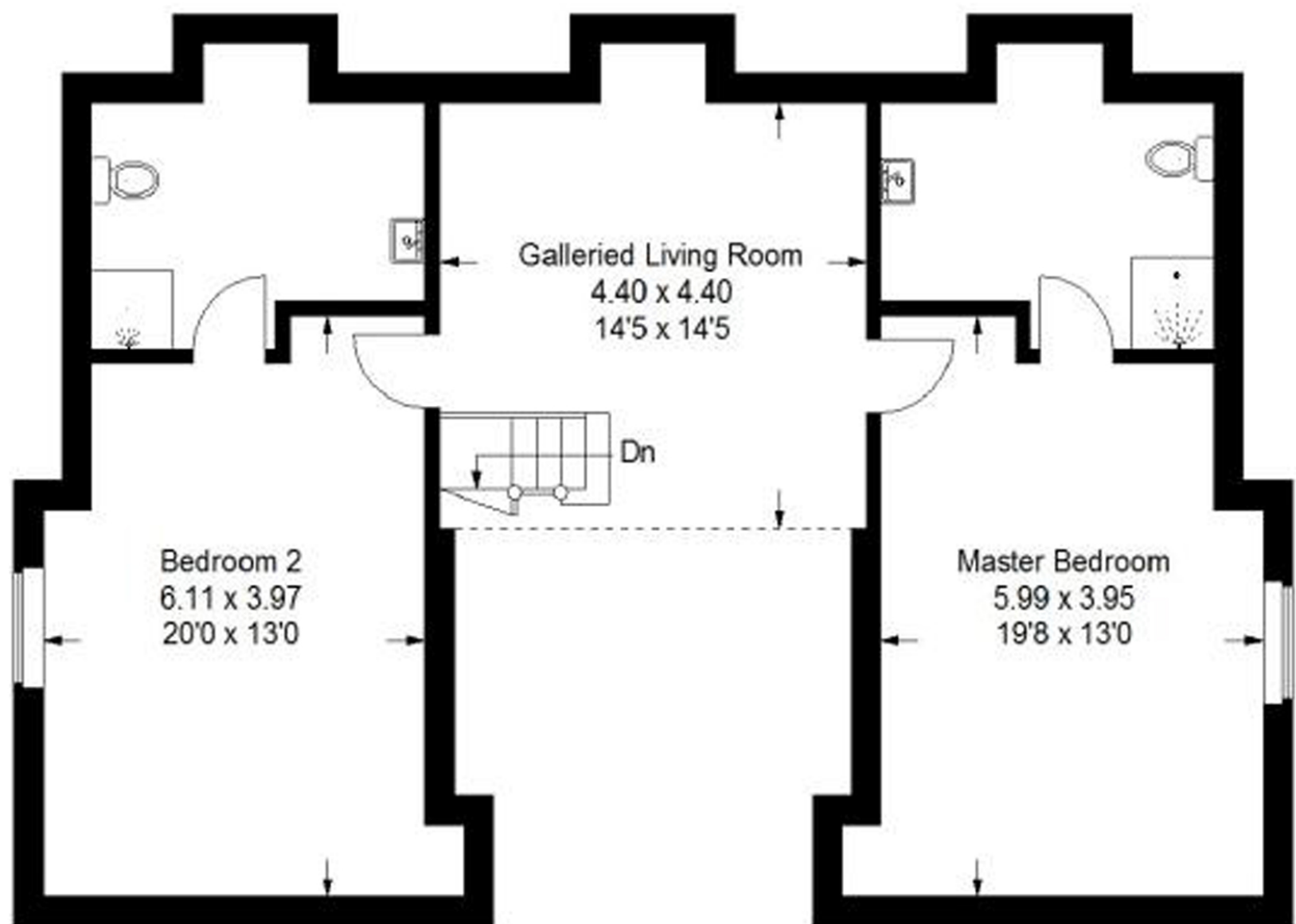
Ground Floor

First Floor

The first floor offers a wonderful second living space, vaulted ceilings and skylights. There are 2 very large bedrooms, both with en-suite shower facilities and fine southerly views across the surrounding countryside.



Approximate Gross Internal Area
191.9 sq m / 2066 sq ft



First Floor

To the outside

There is ample private parking adjoining the property for 3 vehicles. Pedestrian gates leads to the front of the property which is decked for ease of maintenance with ample seating options. Mature shrubs and hedges create privacy with gate and enclosed area leading to the private hot tub.

Door lead to the property and access around the side to the utility room.

Adjacent to the property is a tennis court and nearby, children's recreation space.



Services & Tenure

Freehold. The property is for holiday use only. It is understood all services are connected except gas (not in village) Underfloor heating.

There is a management fee for the maintenance of communal grounds. Contact agent for further details.

Property size approx. 2,066 sqft

EPC: D
Council tax band: Business rated

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.



Millard Cook is a bespoke, independent agency covering Dartmouth and the South Hams. To register for private and confidential homes available, please contact the office on 01803 832361 or visit www.millardcook.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.