



MILLARD
COOK

7a Mount Boone, Dartmouth, TQ6 9PB

A 4 bedroom property with stunning views across Dartmouth and the River Dart with large gardens



7a Mount Boone is a very large duplex property benefiting from the ground and first floor. On the market for the first time in over 50 years, the property today requires updating to suit the needs of today's buyer however, internally retaining the many period features such as high ceilings, timber flooring, ornate coving, skirting boards and doors. Built in early 1900's, the property is of a brick construction beneath the tiled roof located in one of the most desirable locations in Dartmouth being on an elevated position enjoying wonderful open, 180° southerly views across Dartmouth, the River Dart, Kingswear, Dartmouth Castle and out to sea.

Internally, the property offers very light and spacious accommodation with a delightful entrance hall and grand staircase with a large landing. There is a large living room to the rear garden, a dining room, large kitchen, shower room and study/reception room, whilst to the first floor, three double bedrooms, a fourth single room, bathroom and a separate WC. Stunning views are enjoyed of Dartmouth, the River Dart and out to sea.

The property has a large delightful, southerly facing garden offering a variety of maturing shrubs as well as an apple tree. To the front parking for 2-3 vehicles.



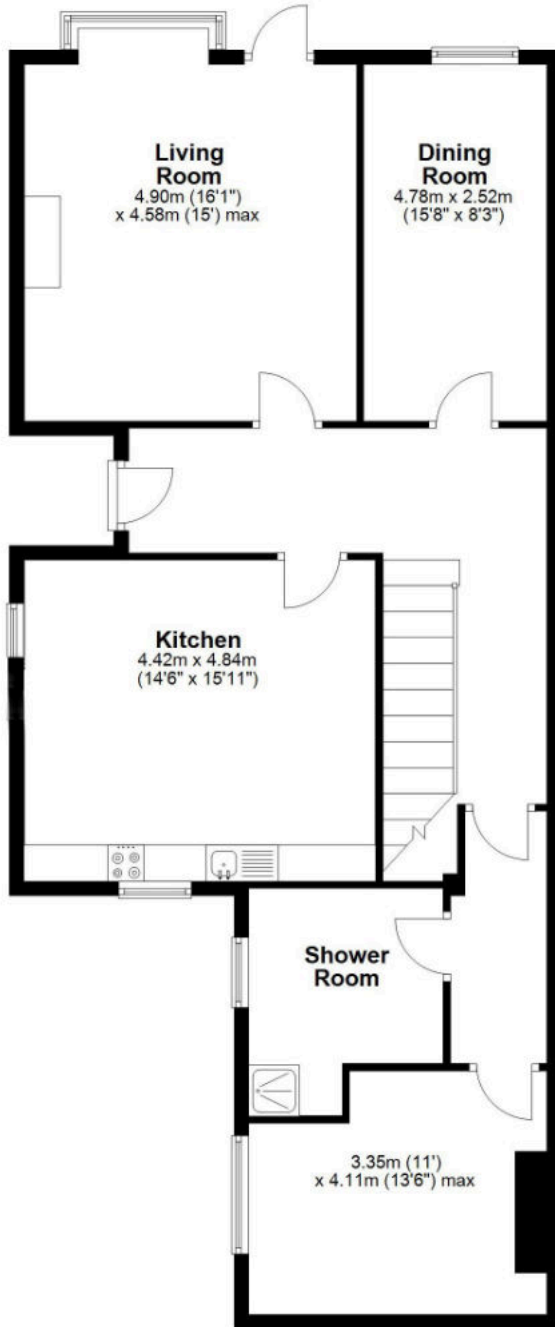
Accommodation

Double doors lead to the spacious entrance hall with the original staircase leading to the first floor. To the rear of the property is a large living room with an inset gas fire (not in use). There are 9'5" ft high ceilings with ornate coving and skirting boards. Bay window and a door overlooking the wonderful rear gardens and southerly views across Dartmouth, the River Dart and out to sea.

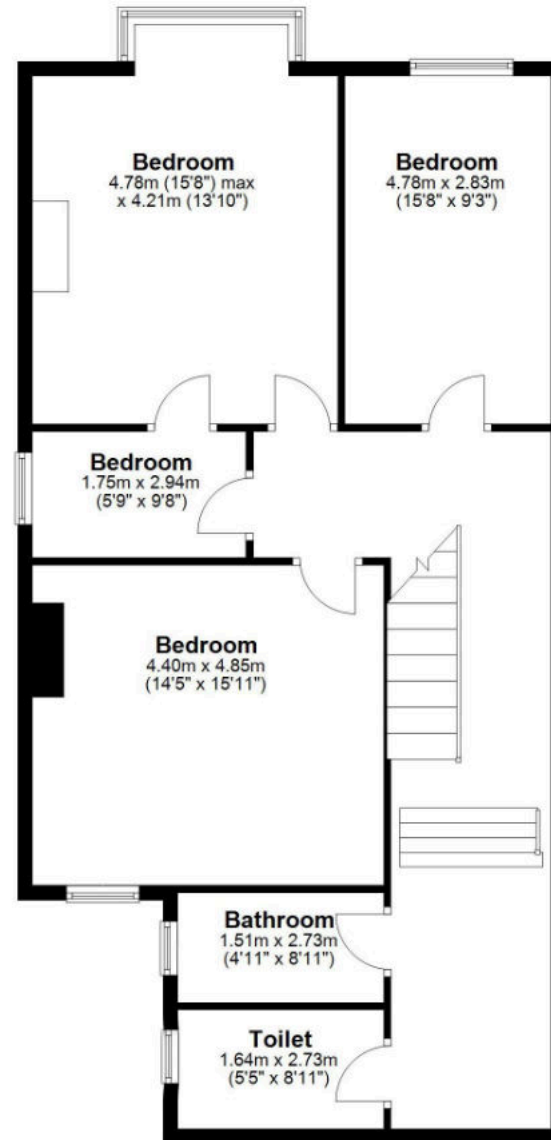
Adjacent, is a further reception room with window overlooking the stunning views across Dartmouth and out to sea. To the front is a large kitchen with a selection of cupboards with space for a cooker and sink unit with windows overlooking the front and side. The ground floor also benefits from an understairs cupboard, a shower room with shower WC and handbasin as well as the useful study/storeroom.



Ground Floor



First Floor



First floor

Very spacious landing which leads to 3 double bedrooms and a single room. The principal bedroom has 180° stunning views across Dartmouth, the River Dart, Kingswear and out to sea. A second room with an ornate fireplace with similar views.

To the front is a further extremely large bedroom with ornate fire surround and a handbasin whilst adjacent is a smaller bedroom four. There is a bathroom with a handbasin and cupboard housing hot water cylinder tank and a separate WC.





To the outside

A driveway leads to parking for numerous vehicles being shared with two other properties. A path leads to the covered front door with tiling and doubled doors to the property.

Access via the side of the property to the extensive lawn and raised garden beds being approximately 150 ft in length with a range of mature shrubs and an apple tree with a large, level lawn and a terrace from the property overlooking the delightful views. To the rear is a further garden area with a pedestrian access leading to Mount Boone Lane, an ideal solution for access into the town centre.





Tenure & services

Mains electrics and gas are connected.

Freehold property with two leasehold properties within the building being on a 999 year lease which commenced in the 1980's. Further details on request.

Council tax band E.

EPC: F

Property size approx. 2,239 Sqft

Floor plans not to scale.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. 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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