



MILLARD  
COOK



# Chrysalis, Norton, Dartmouth, TQ6 0HN

A large, flexible period 4 bedroom house close to the historic town of Dartmouth





Chrysalis is an imposing attached house offering diverse accommodation for those seeking full-time family residence, second home or the ability for a house and annexe potential. Situated a stone's throw from the town of Dartmouth, the property is around half a mile from two supermarkets and a garage with the local golf course being a short distance by road.

Norton is a small hamlet on an elevated position enjoying good open views with Chrysalis being one of four properties within this cul-de-sac position.

Built in the mid 1800's, the property has been extensively renovated throughout recent years including a new roof, fascia and soffits, central heating and electrics along with modern fittings including a new kitchen and bathrooms.

The flexible accommodation included two living rooms (one with a wood burner), a kitchen, dining room, study, cloakroom, conservatory, 4 bedrooms, a en-suite and a shower room.

The property presents an excellent opportunity to create a 1-2 bedroom annexe for dependent relatives or a holiday let, benefiting from well-positioned staircases and existing plumbing (subject to relevant permissions)

To the outside, ample parking and storage facilities, level, dog proof front and rear gardens with extensive decking and lawns.



## Accommodation

Entrance porch with boot storage and a cloakroom with WC and a handbasin.

The double aspect farmhouse style kitchen has a comprehensive range of drawers, cupboards and wall mounted cupboards with a built-in fridge, freezer, dishwasher, pull out larder, space for a range style oven. Belfast style sink and engineered oak flooring. Central island breakfast bar.

Adjoining, a charming double aspect family room with a wood burner, oak flooring and stairs rising.

There is a dining room with two windows overlooking the front aspect. Oak flooring and second stairs rising. A door leads to the good sized conservatory overlooking the rear gardens and sea glimpses across Start Bay.

There is a useful office area with plumbing and space for a washing/ tumble dryer.

The second living room is a wonderful size offering two double doors to the front aspect and a window to the rear. Inset electric fire and oak flooring.





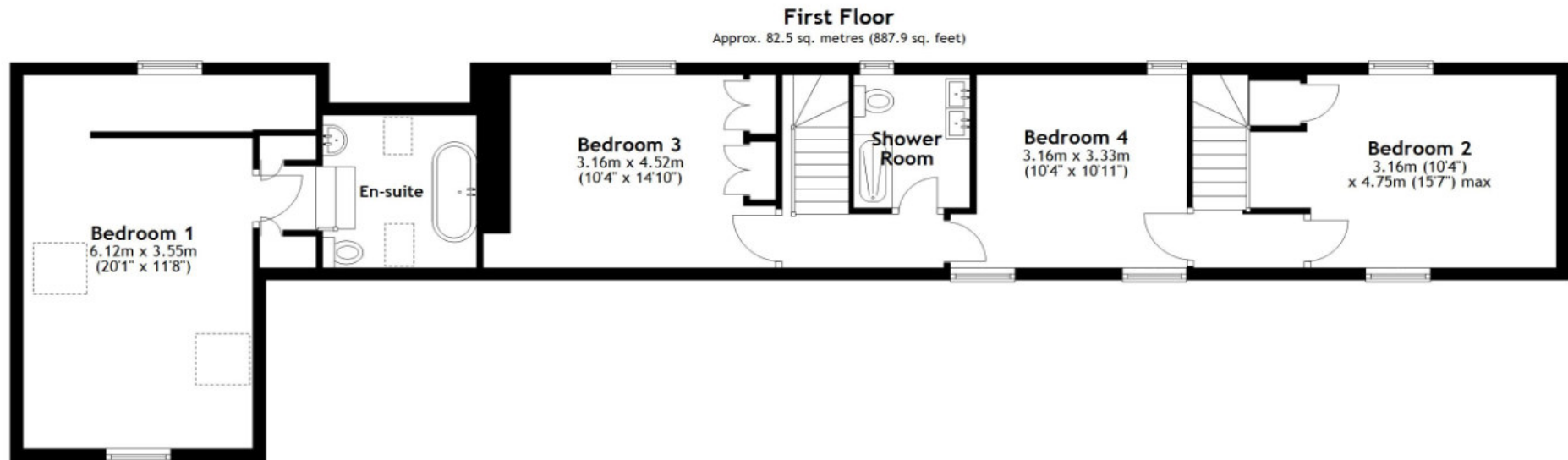
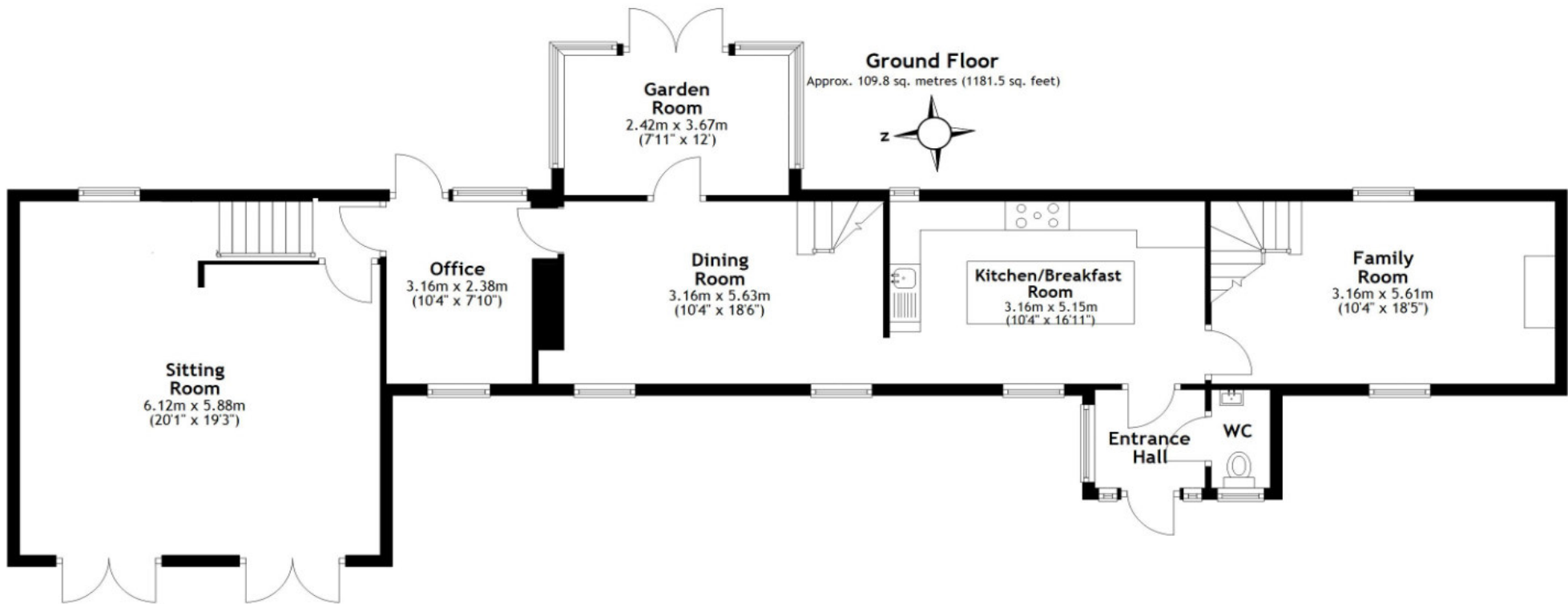




## First floor.

The property benefits from 4 double bedrooms, some having views across the surrounding countryside and sea glimpses as well as an en-suite bathroom and a family bathroom. Due to the unique positioning of the staircases, the property benefits from creating private areas and even annexe potential.





Total area: approx. 192.3 sq. metres (2069.4 sq. feet)  
**Chrysalis, Dartmouth**

## To the outside

A shared driveway leads to extensive parking for at least five vehicles and boat storage. In front of the property, paved seating with access to the living room. Dog proof fencing around the front garden which is laid to lawn with a well, a blossom tree and palm with a pathway leading to the front door.

## Rear garden

Access via side of the property to the large rear garden with extensive decking adjoining the house. The garden is laid to lawn with timber and stone walling as its boundaries. Raised patio area and space for a hot tub enjoying good views across the surrounding countryside and distant views of Start Bay.

## Services

Main electrics, water and gas. Shared private drainage (with three over neighbours) Starlink broadband currently connected.

The property has Cat 6 cabling and Bluetooth ceiling speakers in selected rooms. Gas fired central heating system and double glazing.

Council band tax: C

EPC: D

Property size: 2,069 sqft

## 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	79 C
39-54	E		
21-38	F		
1-20	G		

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