



MILLARD  
COOK



# Quarterdecks, Warfleet Road, Dartmouth, TQ6 9BZ

A very spacious 5 bedroom, 4 ensuite house enjoying  
wonderful river views and parking.



Quarterdecks is a light and exceptionally spacious attached house positioned in an elevated setting that offers breathtaking, uninterrupted views across the River Dart, Kingswear and upstream towards the Britannia Royal Naval College.

Inside, the property provides versatile accommodation making it ideal as a full-time residence or a second home. A stunning vaulted entrance hall leads into the impressive 33ft living room where expansive windows frame the spectacular river views.

The well-proportioned kitchen is complemented by an adjacent dining room which opens onto a fabulous terrace, perfect for alfresco dining while taking in the stunning scenery. There are five generously sized bedrooms, four of which benefit from en-suite facilities, in addition to a further shower room, cloakroom and a utility.

For those requiring assisted access, a lift currently provides entry from the outside to the living section.

Externally, there is potential for two parking spaces, while the 37ft rear deck constructed from durable, low-maintenance Millboard offers a spectacular vantage point to enjoy the scenery. A storage unit at the lower level provides an ideal space for small boating equipment and other waterside essentials.





## Accommodation

Entrance door with steps down to the large galleried hall with high ceilings and skylights. There is a study/bedroom five enjoying fabulous views across the river, Kingswear and upstream. Storage cupboard housing Worcester boiler.

The living room is a fantastic size with large windows nearly the length of one wall overlooking the splendid River Dart, Kingswear and upstream. Vaulted ceilings with skylights. Electric fire to the end wall and access to the lift.

There is a large utility room and a tiled walk in en-suite shower.

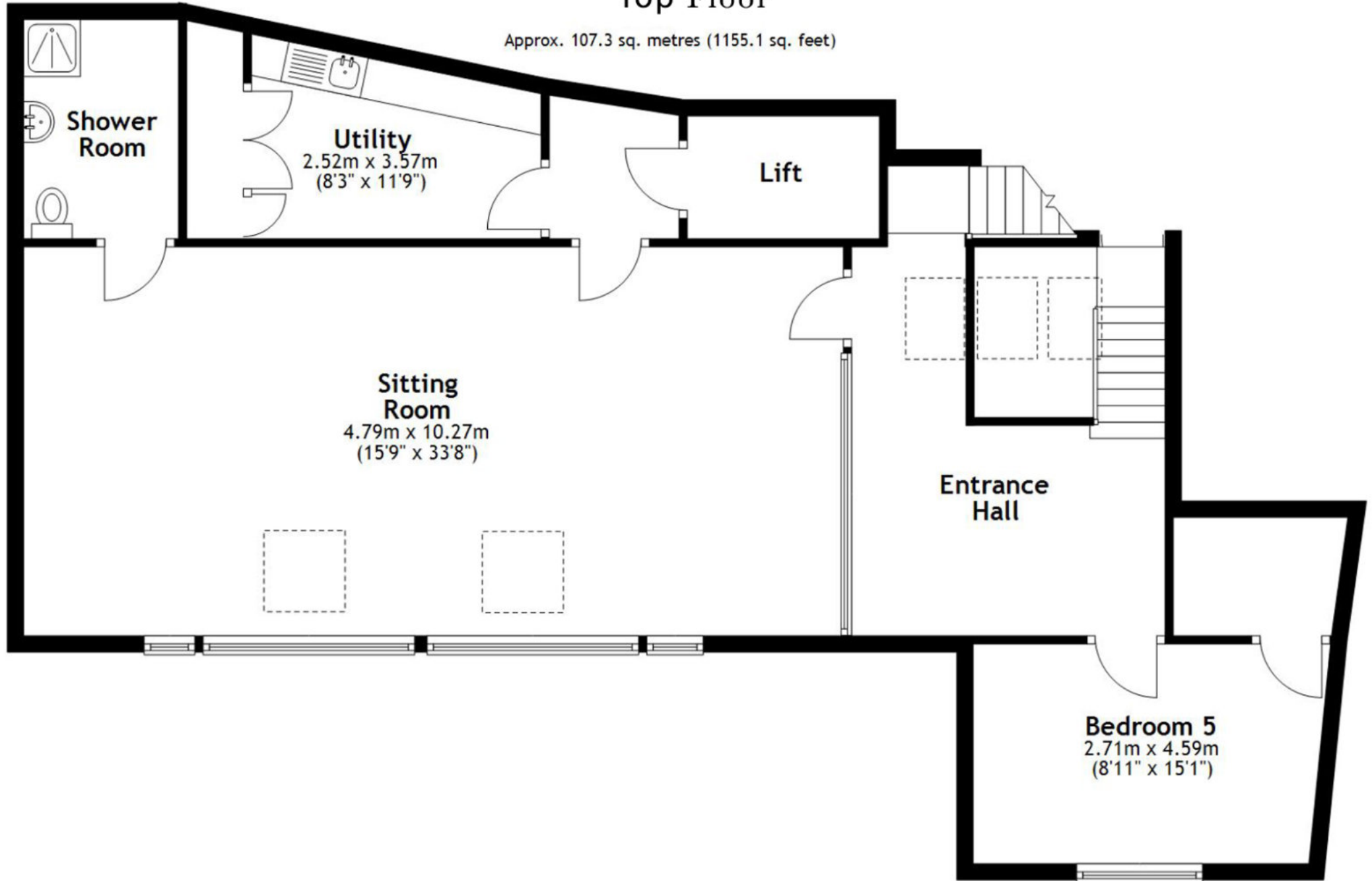






# Top Floor

Approx. 107.3 sq. metres (1155.1 sq. feet)



## Middle level

Landing with a WC.

The dining room has two large windows and a sliding door onto the rear terrace enjoying breathtaking views across the river and upstream. The kitchen has a comprehensive range of drawers, cupboards and wall mounted cupboards with an electric oven, microwave, induction hob, extractor above, dishwasher and a fridge/freezer. Ample granite work surfaces with sink unit and space for a table.





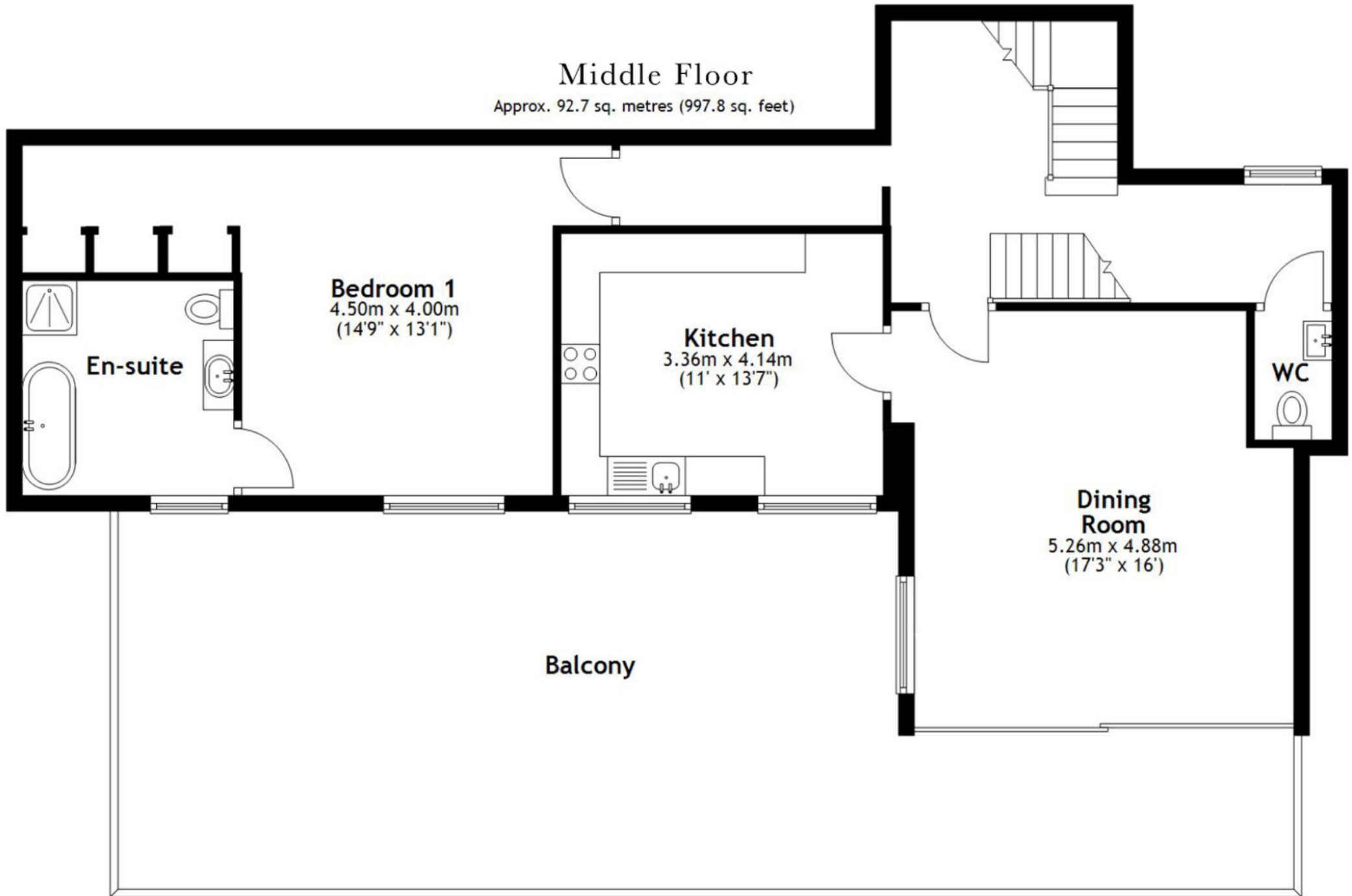
This level offers the principal bedroom being a wonderful size including a useful dressing room with drawers and wardrobe space. The bedroom overlooks the river and upstream with a very large tiled ensuite comprising freestanding bath, separate shower cubicle, WC, handbasin with cupboards, mirror and delightful views.





## Middle Floor

Approx. 92.7 sq. metres (997.8 sq. feet)



## Lower level

Landing with storage cupboards.

Bedroom two is a delightful double room with two windows overlooking the river and beyond. Tiled ensuite comprising panelled bath, separate shower cubicle, handbasin with storage and a WC.

Bedroom three is a further good size double room with a bay window overlooking the wonderful river views and an tiled ensuite with a shower cubicle handbasin with storage, WC and a mirror.

The fourth bathroom bedroom also offers a double room with views across the river. There is a tiled ensuite comprising shower cubicle, WC, handbasin with storage under and a mirror.



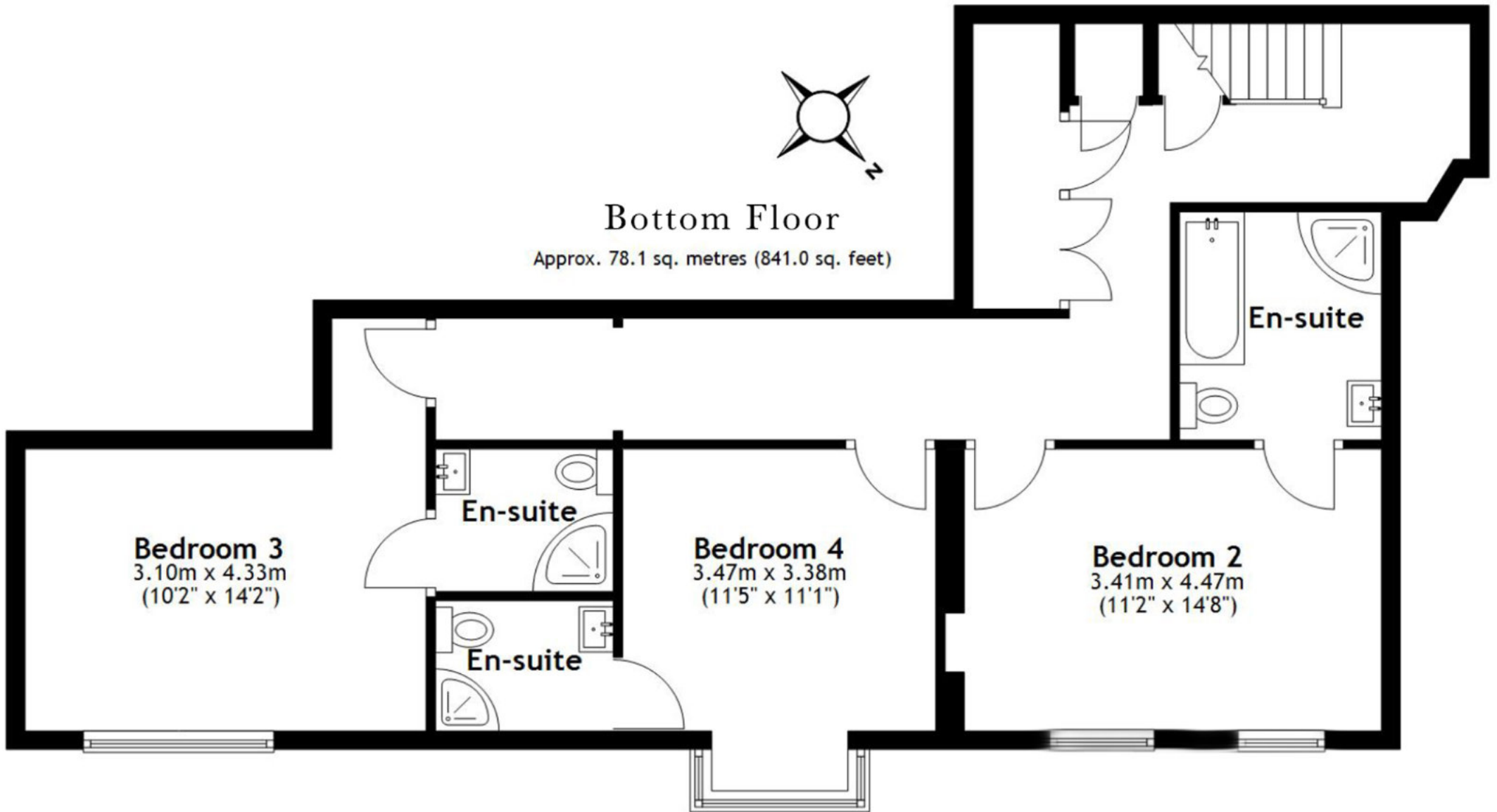






## Bottom Floor

Approx. 78.1 sq. metres (841.0 sq. feet)





## To the outside

A private driveway to several houses leads to the parking area for two vehicles with a small number of steps or the lift taking you to the property.

From the dining room access to the extensive Millboard decked area being 37ft in length enjoying stunning, 180° degree views of the river, Kingswear, The Britannia Royal Naval College, The Daymark and towards Noss Marina and the surrounding countryside.

This offers a stunning spot for entertaining with a large footprint, yet is easy to maintain.



## Services

All mains services are connected. Underfloor heating to all the en-suites. Broadband currently connected.

Tax Band :G

EPC: D

Property size, approx. 2,993 sqft

## 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](http://www.millardcook.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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. CGI on images maybe used. 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.