



MILLARD
COOK

9 Pottery Cottages, Warfleet Creek, Dartmouth, TQ6 9GL

A large, 3 bedroom, 3 en-suite house close to the River Dart



9 Pottery Cottages is a spacious three-bedroom home situated in the sought-after location of Warfleet Creek, Dartmouth.

Offering a prime position close to the waters of the River Dart and the South West Coast Path, this property is ideal as a permanent residence, second home, or holiday let.

Built in 2010, the property is just a short distance from Dartmouth's shops, restaurants, and amenities. The accommodation features a delightful open-plan living and dining space, an adjacent kitchen with integrated appliances and a cloakroom.

Spread across the first and second floors are three generous double bedrooms, each with en-suite facilities. The principal bedroom enjoys beautiful views across Warfleet Creek and the River Dart.

Externally, the property benefits from a small courtyard, perfect for outdoor entertaining, as well as an allocated parking space and a seating area at the front.



Accommodation

Entrance door with engineered oak flooring and stairs rising. Door and side windows to the large, open plan living/ dining room with window overlooking the front aspect with continuing engineered oak flooring. Space for dining table.

The kitchen has a good range of drawers, cupboards and wall mounted cupboards with built-in electric oven, induction hob, extractor fan, microwave, fridge, freezer dishwasher with work surfaces and a sink unit. Window and double doors leading out to the rear courtyard which offers a useful space for entertaining.

From the living room, a store under the stairs with plumbing for a washing machine. There is a cloakroom with a WC and a hand basin.





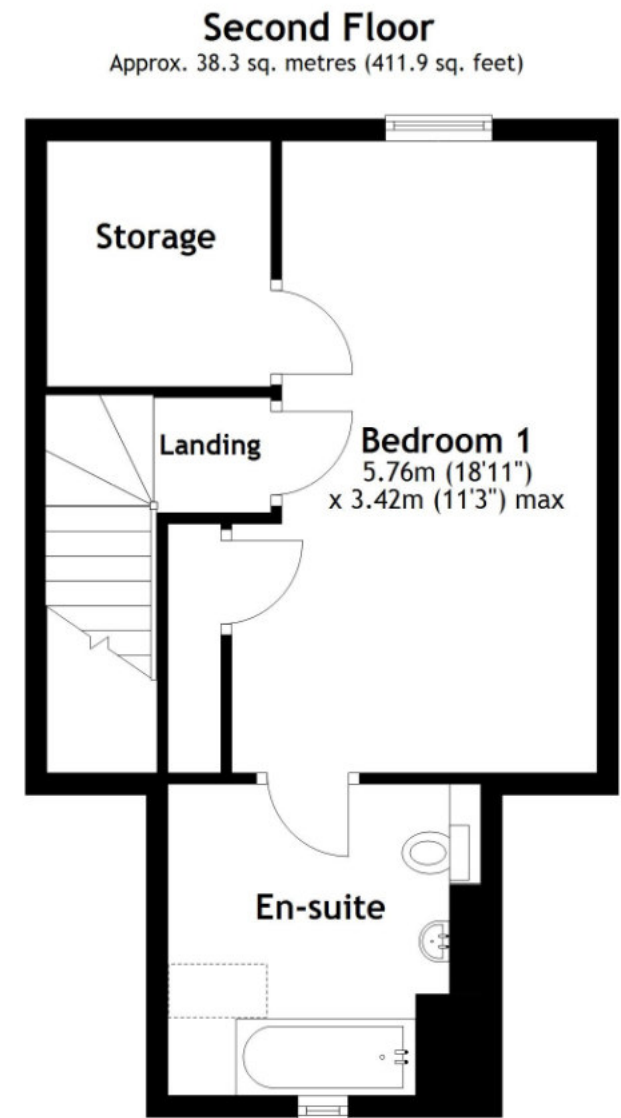
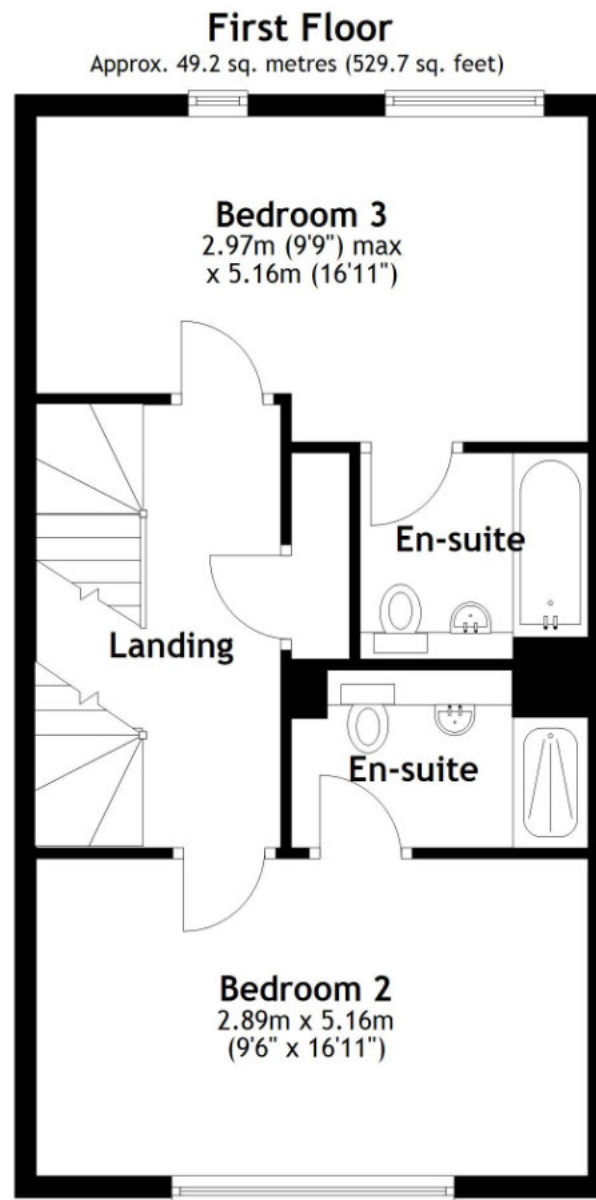
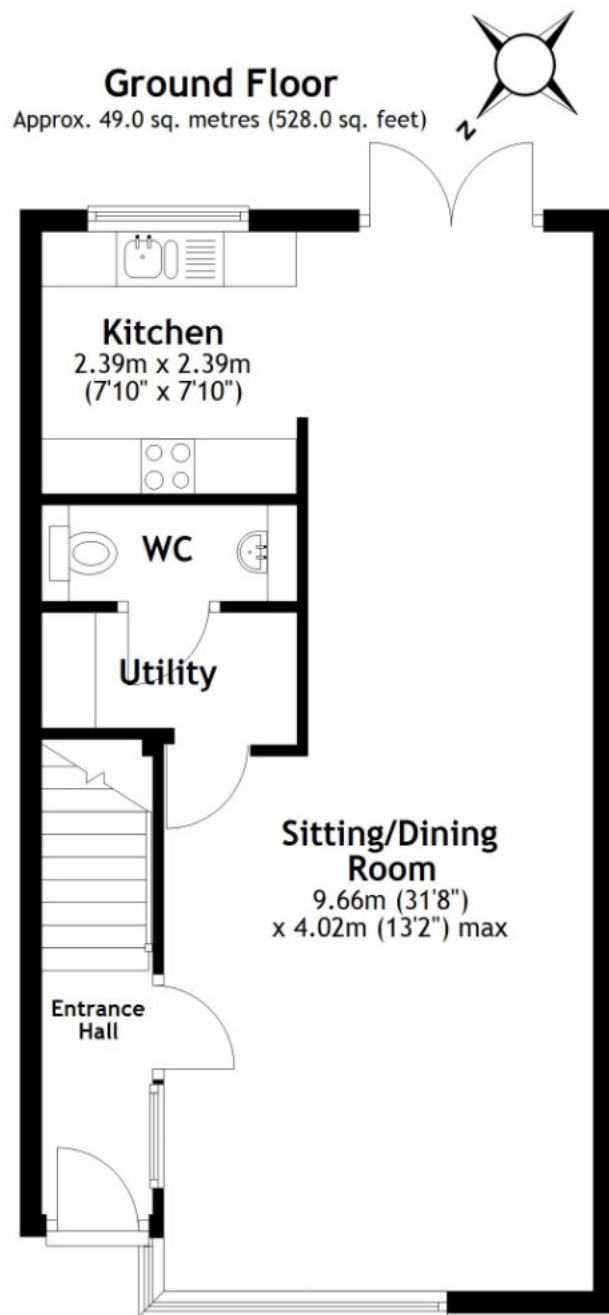
First floor

Landing with stairs rising and airing cupboard housing hot water cylinder tank.

To the front of the property is a good size guest bedroom with large window overlooking at the front aspect with an en-suite comprising large walking shower cubicle, hand basin, mirrored cupboards WC and a heated towel radiator.

To the rear is a further good size double room with two windows overlooking the rear and an en-suite bathroom comprising panel bath with separate shower system, WC, handbasin and mirrored cupboards.





Total area: approx. 136.5 sq. metres (1469.6 sq. feet)

Second floor

The principal bedroom is a wonderful double room with window overlooking the rear aspect with a useful lockable storage cupboard and further wardrobe and storage.

The delightful en-suite comprises panelled bath, WC and handbasin with heated towel radiator and a charming porthole window and skylight enjoying views over Warfleet Creek, the River dart and Kingswear are beyond.



To the front of the property is a small seating area enjoying the afternoon sun and a designated car park space.

Services

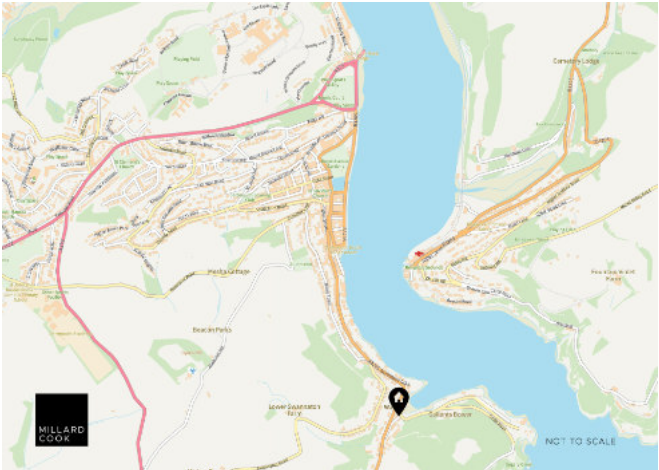
All mains services connected except gas.
Electric underfloor heating.
There is a service charge of approximately £35 per month
EPC:D
Council tax: F
Property size: 1,469 sqft

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	68 D
39-54	E		
21-38	F		
1-20	G		

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