



MILLARD  
COOK



# 6 Melbourne Cottages Dartmouth, TQ6 9QY

A charming 2 bedroom cottage enjoying wonderful town and river views



Set in an elevated position with breathtaking views across Dartmouth, the River Dart, and rolling farmland beyond, 6 Melbourne Cottages is a charming two-bedroom home full of character and potential. Whether you're looking for a peaceful holiday retreat or an income-generating investment, this delightful cottage ticks all the boxes.

The accommodation includes two bedrooms, a cosy living/dining room with an open fire, a fitted kitchen and a modern shower room. To the rear, a generous garden features raised decking and a patio area, perfect for alfresco dining while soaking in the stunning panoramic views over the town and countryside.

Additional benefits include double glazing and a gas-fired central heating system, making this a comfortable home for year-round enjoyment.





## Accommodation

A stable front door leads to the living/dining room with a window and door to the rear decked balcony and courtyard. Exposed stonework with an open fire and cupboard to one side with shelving. Space for a dining table with stairs rising and cupboard under.

The kitchen has a range of floor and wall cupboards with granite worktops and a sink unit. Built-in induction hob and electric oven with built-in fridge and dishwasher. Window overlooking the wonderful views across Dartmouth and the Britannia Naval Collage.

There is a shower room with suite comprising corner shower cubicle, hand basin, WC, heated towel radiator and two windows.



## First floor

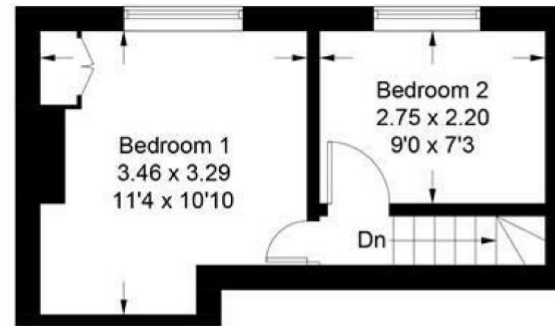
Landing with hatch to the loft.

The principal double bedroom has an ornate cast-iron fireplace with window overlooking Dartmouth, the River Dart and beyond. Cupboard housing gas boiler.

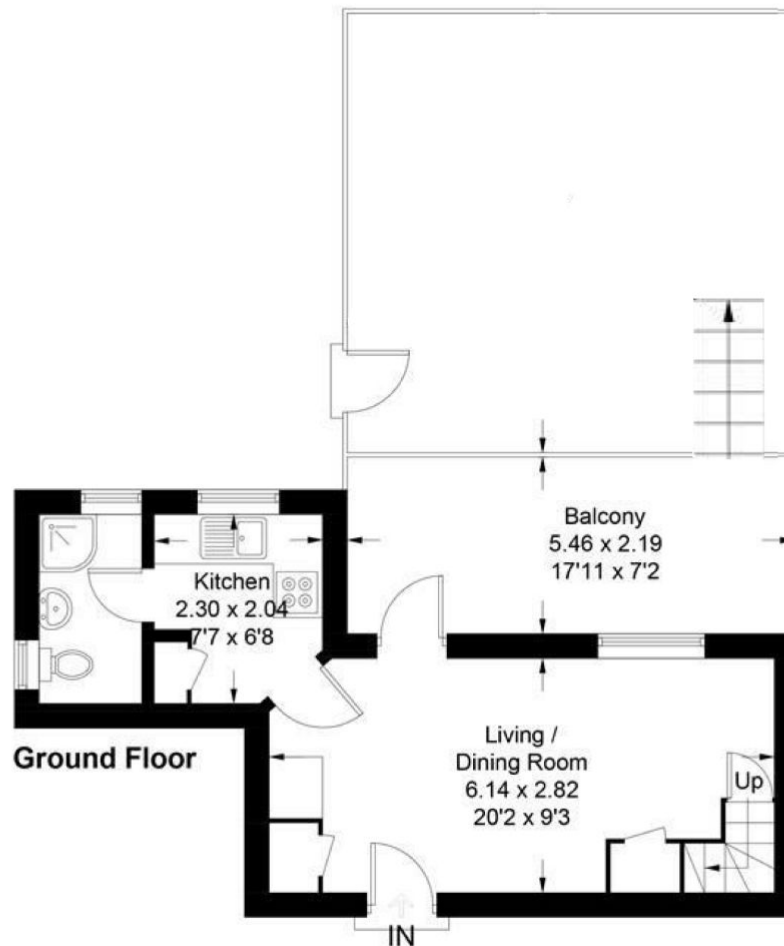
Bedroom two with further wonderful views across Dartmouth, the River Dart and Royal Naval College.



Approximate Gross Internal Area = 43.9 sq m / 473 sq ft



**First Floor**



**Ground Floor**



## The outside

From Crowthers Hill, a pedestrian gate leads with access to 5 other properties and to the front door.

The rear gardens are a true delight with stunning views across the town, River Dart and farmland beyond. From the living room, a door to the raised decked area ideal for seating and entertaining with steps down to a further good sized patio with under decked area storage with a shed. Pedestrian gate leads to the front of the property.



## Services.

All main services are connected. Gas fired combination boiler for domestic hot water and central heating.

Council tax band:C

EPC: E

Freehold

Property size approx. 437 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating chart showing a current rating of E (42) and a potential rating of B (87).

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