



MILLARD
COOK

Blacksmith House

Broadstone, Dartmouth, TQ6 9NR

A charming 2 bedroom detached house in the heart of Dartmouth with a garage



The Blacksmith is a charming detached two bedroom house located in the very heart of Dartmouth, offering a unique opportunity for those seeking a turnkey holiday home, a holiday let investment or the rare chance to acquire a spacious town centre garage.

As the name suggests, this charming property was once the original blacksmith's workshop in Dartmouth. It has since been tastefully renovated throughout, now offering two double bedrooms, both with en-suite facilities and a stylish open-plan living space.

Currently run as a successful holiday let, The Blacksmith also features a ground-floor bedroom with en-suite, ideal for those requiring easier access or reduced mobility.

Accommodation

An entrance door opens into the hallway with stairs rising to the first floor.

Ground Floor

A dual-aspect double bedroom features a small kitchenette area with sink, an electric radiator, wardrobe and an en-suite comprising a shower cubicle, WC, and a hand basin.

First floor

The first floor is a delightful open-plan living area, filled with natural light from three skylights and Juliet double doors that open to a southerly aspect, offering views across the town. The vaulted ceilings enhance the sense of space and character.

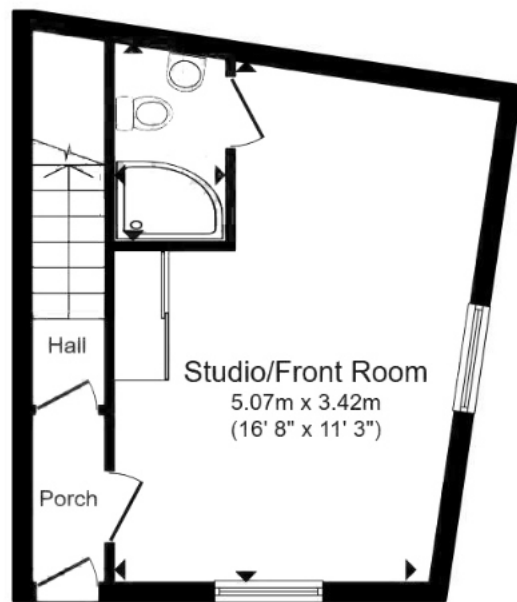
The kitchen has a range of fitted cupboards and drawers, a built-in fridge, oven, sink, hob with extractor above. A useful store cupboard provides additional storage.

Bedroom one is a generously sized double room with a skylight and built-in wardrobe housing the hot water cylinder tank.

The en-suite bathroom is well-appointed featuring a walk-in shower, WC, hand basin and a skylight.



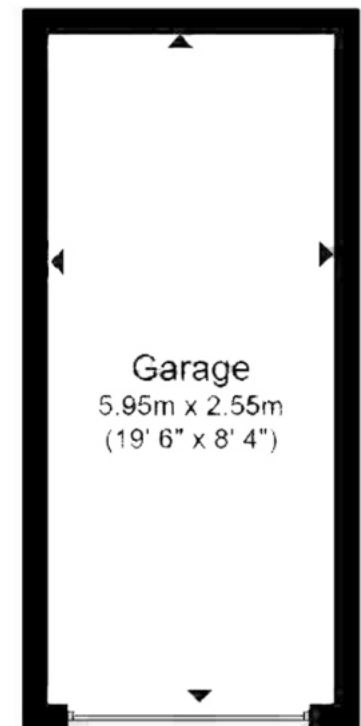




Ground Floor



First Floor



Garage

Total floor area 88.4 sq.m. (951 sq.ft.) approx

Garage

A rare and valuable asset in the centre of Dartmouth, the property includes a large garage with plumbing for a washing machine, offering flexibility for utility use.

Services

- Mains water, electrics and drainage.
- Electric heating.
- Tenure: Freehold
- Council Tax: B
- EPC: E
- Furniture is available by separate negotiation

Property size approx. 951 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		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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