



MILLARD
COOK

1 Stoke Cliff
Swannaton Road
Dartmouth, TQ6 9RL

A beautifully presented ground floor apartment with a private terrace and parking



Flat 1, Stoke Cliff is a beautifully presented period ground floor apartment situated on an elevated position enjoying wonderful views across the River Dart, Kingswear including the Daymark and upstream towards Noss Marina, yet convenient to be within easy, level walking distance to the restaurants, shops and facilities Dartmouth has to offer. Within a short walk south of the property, you are greeted by Warfleet Creek on the banks of the River Dart, the historic Dartmouth Castle, St Petrox Church, Gallants Bower, the South West coastal footpath and the coves and beaches beyond.

Throughout recent years the property has undergone significant improvements to create a stunning period “turnkey” home for those seeking a permanent residence or indeed holiday home.

Internally, the grand entrance hall with 9ft ceiling height creates a beautiful and relaxing environment and leads to good size, flexible accommodation. There are two double bedrooms with a principal bedroom benefiting an ensuite and a dressing area.

There is a family bathroom with separate shower, a large living room with bay window and an open plan kitchen/breakfast room as well as a useful study/store and utility cupboard.

To the outside, there is a private car park space for one vehicle and a large, private terrace enjoying wonderful views across the river and the surrounding countryside.



Accommodation

A private entrance with glazed door and side windows leads into a grand entrance hall boasting parquet flooring, half-panelled walls and high ceilings (approx. 9'8") creating a superb first impression and a sense of scale.

Living Room

A stunning formal living room with floor-to-ceiling sash bay windows framing glorious views over the River Dart and Kingswear. Features include exposed timber flooring, 9'2" ceilings, and a wood burner with timber surround, perfect for year-round comfort.



Kitchen/Breakfast Room

This generously proportioned space features a bay window overlooking the private terrace and enjoys far-reaching views across the river to Kingswear and the Daymark.

Fitted with a comprehensive range of units, granite work surfaces, inset sink, integrated appliances including a fridge/freezer, combi oven, electric oven with gas hob, extractor, and dishwasher.



Bedrooms

Principal Bedroom Suite:

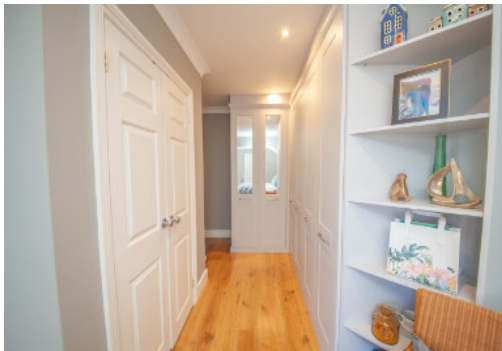
A spacious double room with French doors opening to the private terrace and river views beyond. The suite includes a dressing area with fitted wardrobes and a cupboard with several shelves and the hot water tank.

En-suite:

Fully tiled featuring a walk-in shower, WC, hand basin, heated towel rail, and underfloor heating.

Bedroom Two:

A dual-aspect double room with a tall window overlooking the courtyard and enjoying river views. Includes a fitted wardrobe.



Outside Space

To the front is a private parking space for one large vehicle. A terraced seating area with a small storage shed leads to the front door.

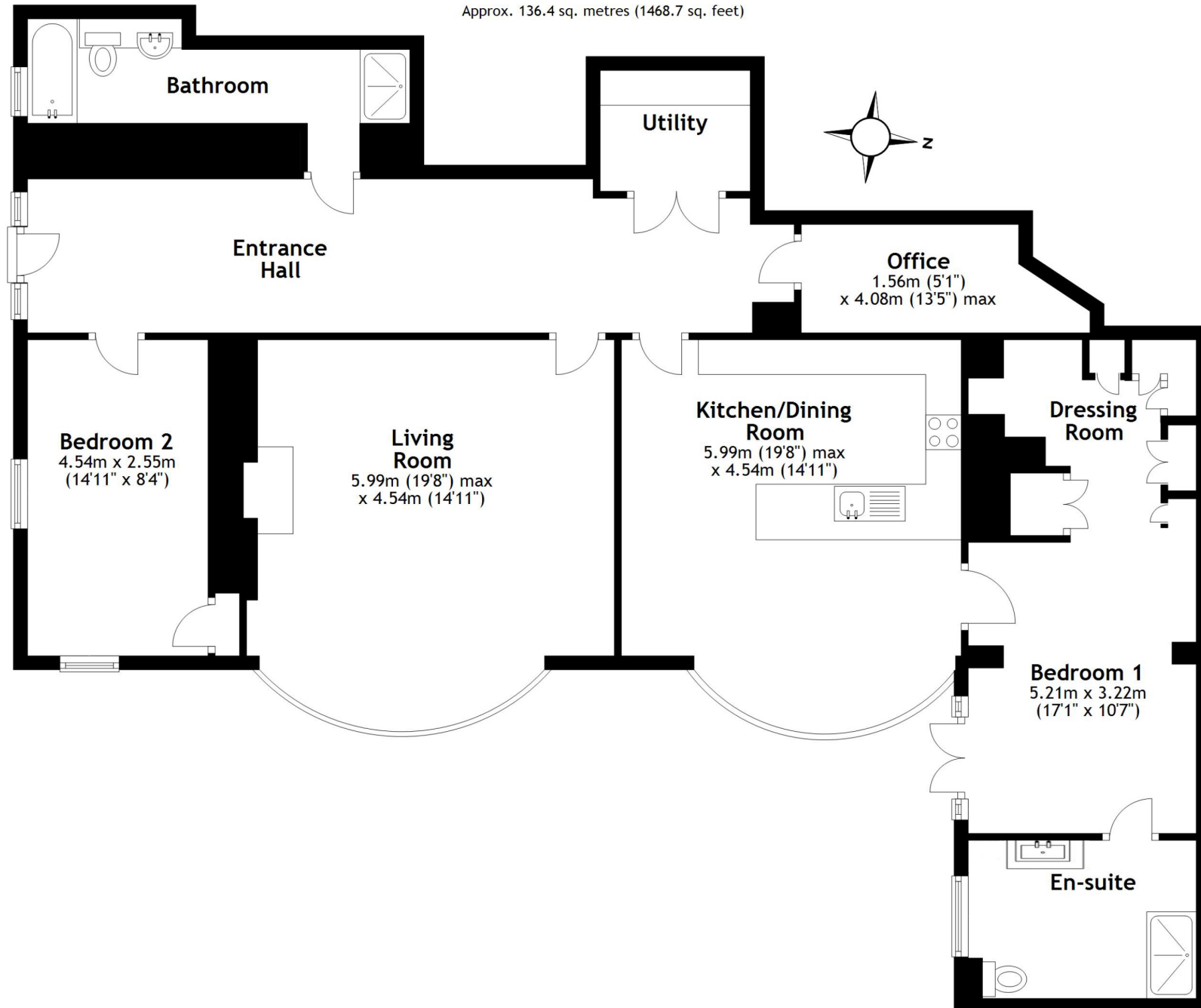
A gate provides access to a large, enclosed private terrace with attractive stone walling and exceptional views over the River Dart, Kingswear, surrounding countryside and upstream towards Noss Marina. There is direct access to the principal bedroom via French doors.

This elegant period apartment offers a rare combination of classic charm, high-end finishes, and breathtaking views, all within moments of Dartmouth's vibrant town centre. Early viewing is highly recommended.



Flat 1 Stoke Cliff

Approx. 136.4 sq. metres (1468.7 sq. feet)



Total area: approx. 136.4 sq. metres (1468.7 sq. feet)
Flat 1 Stoke Cliff , Swannaton Road, Dartmouth

Services

It is understood that all main services are connected. Gas fire central heating with electric underfloor heating in the bathroom and en-suite.

Council tax band: D

EPC: D

Property size: 1,468 sqft

Tenure: 999 year lease which commenced in 1977 with a service charge of approximately £800 p.a. There is a share of the freehold.

Note: This property has a holiday let restriction. Please contact the office for further details.

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans, and images are for guidance only.



To register for private and confidential homes available, please contact the office on 01803 832361 or visit www.millardcook.com



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