



Bay Tree House, Clarence Street Dartmouth, TQ6 9NW

A beautifully presented townhouse with large accommodation and tranquil gardens situated in the heart of Dartmouth



Bay Tree House is an exquisite five-bedroom townhouse located on the highly sought-after Clarence Street, just moments from the vibrant heart of Dartmouth.

Spanning three floors, this elegant home offers versatile living spaces, ideal for both full-time residence and as a second home. The property boasts three en-suite bedrooms alongside a family bathroom. Period charm is evident throughout, with sash windows and shutters, ornate coving, and beautifully curated interiors including a recently hand-built, bespoke kitchen.

The generous living accommodation includes two reception rooms and a stunning 23ft open-plan kitchen/dining room with an orangery-style ceiling, flooding the space with natural light. A separate utility room adds further practicality.

Outside, the professionally landscaped gardens provide a tranquil retreat, featuring a spacious patio, lawn and mature shrubs all framed by charming stone walling and Bay tree hedging.



Accommodation

Entrance door leads to hallway with stairs rising and cloakroom with WC and a handbasin.

To the front of the property is a study/TV room with a sash window and shutters, shelving and storage cupboards.

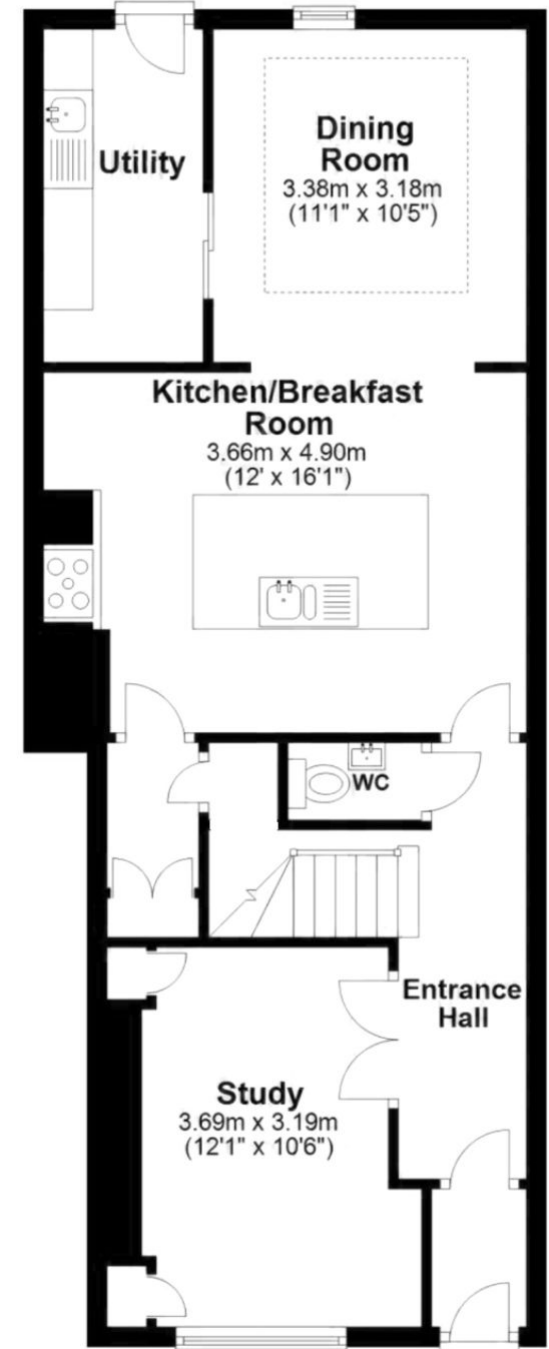
The open plan kitchen/dining room is a wonderful size offering a hand built bespoke range of drawers and cupboards with a central island and large quartz worktop. Inset sink unit with a built-in dishwasher, wine fridge, wine rack and breakfast bar. Space for a large electric range style oven with extractor above and a large American style fridge/freezer. There is a useful storage cupboard and tiled flooring throughout which leads to the dining section with a splendid orangery style ceiling with decorative surround and spotlights.

Adjacent, is a useful utility room with space and plumbing for a washing machine and tumble dryer with worktops, sink unit, storage cupboards and a door leading to the rear garden.



Ground Floor

Approx. 60.6 sq. metres (652.6 sq. feet)





First floor

Landing with stairs rising.

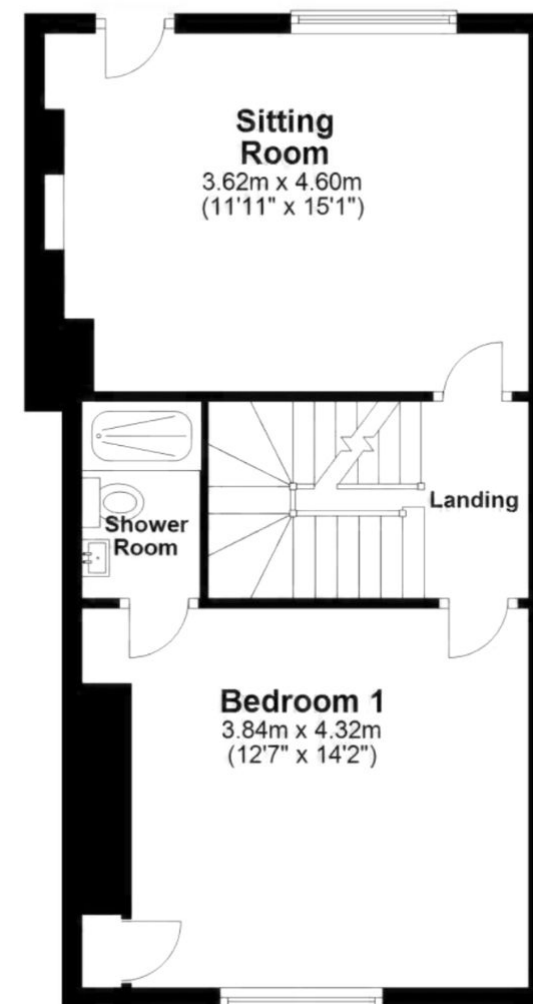
To the front of the property is the principal bedroom with sash window and shutters. Storage cupboard and a fully tiled en-suite shower room with a WC and a handbasin.

To the rear of the property is the splendid living room with a door and large window overlooking the rear garden. Oak flooring, Gas fire with ornate surround.



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Sitting Room

3.62m x 4.60m
(11'11" x 15'1")

Shower Room

Landing

Bedroom 1

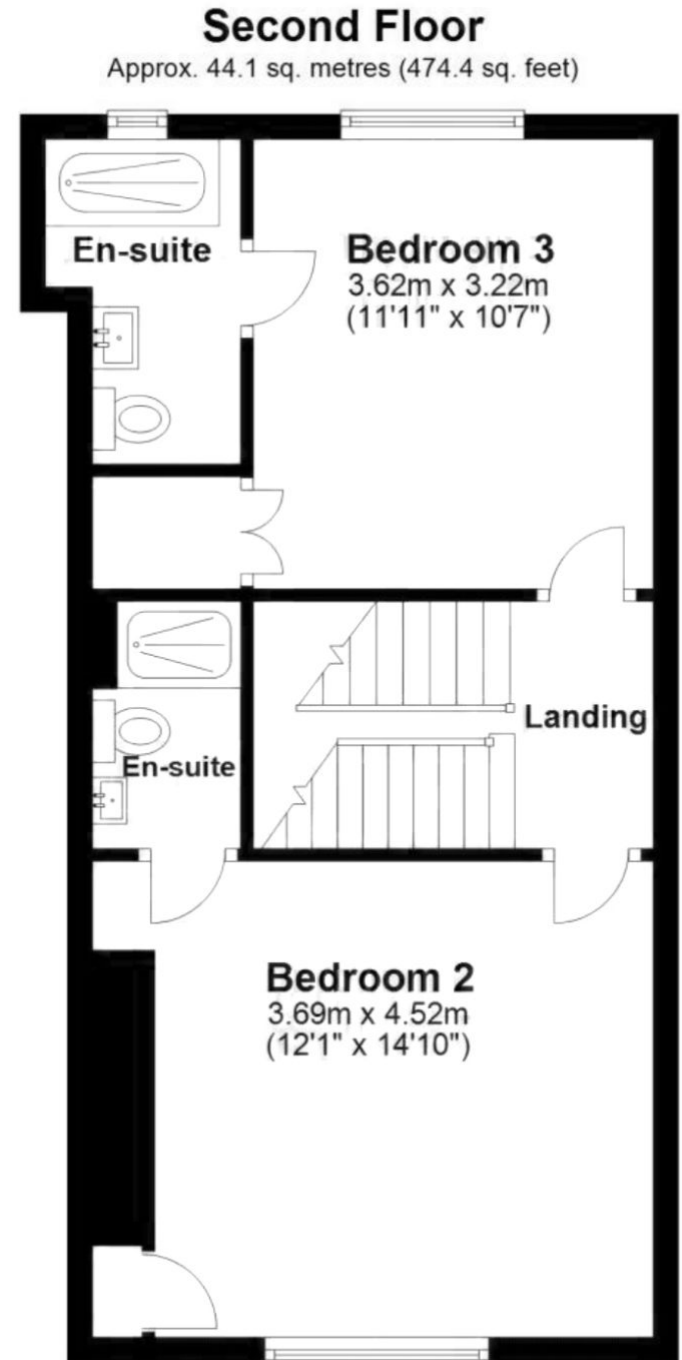
3.84m x 4.32m
(12'7" x 14'2")

Second floor

Landing and stairs rising.

The guest double bedroom has a window overlooking the front aspect, wardrobe and a tiled en-suite with a shower cubicle, WC and a handbasin

Bedroom three is a double room overlooking the rear garden with built-in wardrobe and en-suite having a large walk-in shower, handbasin with cupboards under, WC and two heated towel radiators.



Third floor

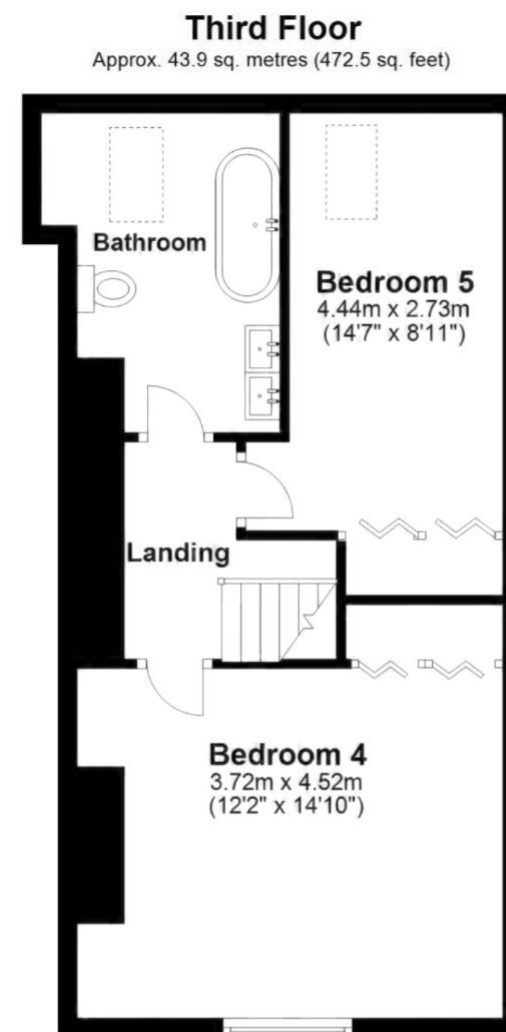
Landing loft hatch.

To the front is a large double bedroom with built-in double wardrobes and window overlooking fine views across the River Dart, Kingswear and the surrounding countryside.

Bedroom five with built-in double wardrobes and a Velux window overlooking the rear garden.

Bathroom

A contemporary designed freestanding bath, double handbasin with cupboards under, WC and a heater towel radiator.



To the outside

From the living room and the ground floor, steps up to the extensive patio area with ample space for a large table. Timber shed.

The rear garden enjoying country views is a wonderful size offering an abundance of maturing flowers and shrubs including a selection of fruit trees. Stonewall to the side as well as fencing and Bay tree hedging. The top of the garden has a further raised terrace and a garden shed.

Services

All mains services are connected. Gas fired central heating system. Broadband currently connected.

Tax Band :D
EPC: D
Property size, approx. 2,088 sqft

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.
Floor plans, and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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