



MILLARD
COOK

Ferry View, 27 Sandquay Road Dartmouth, TQ6 9PH

A charming 3 bedroom house with views across the River Dart



Ferry View, 27 Sandquay Road is a charming three-bedroom house offering a picturesque setting near the River Dart, perfect for those seeking a second home, a holiday let investment, or a delightful permanent residence. Nestled on a cul-de-sac road, the property enjoys enviable views and a thoughtfully designed layout, maximising its riverside location.

Internally, there is an open plan living/diner room with adjacent kitchen, 2 bedrooms and a bathroom on the first floor, whilst to the second floor, a stunning loft room with wonderful views across the River Dart and the surrounding countryside.

The outside offers a seating to the front with river views and to the rear, further seating options.



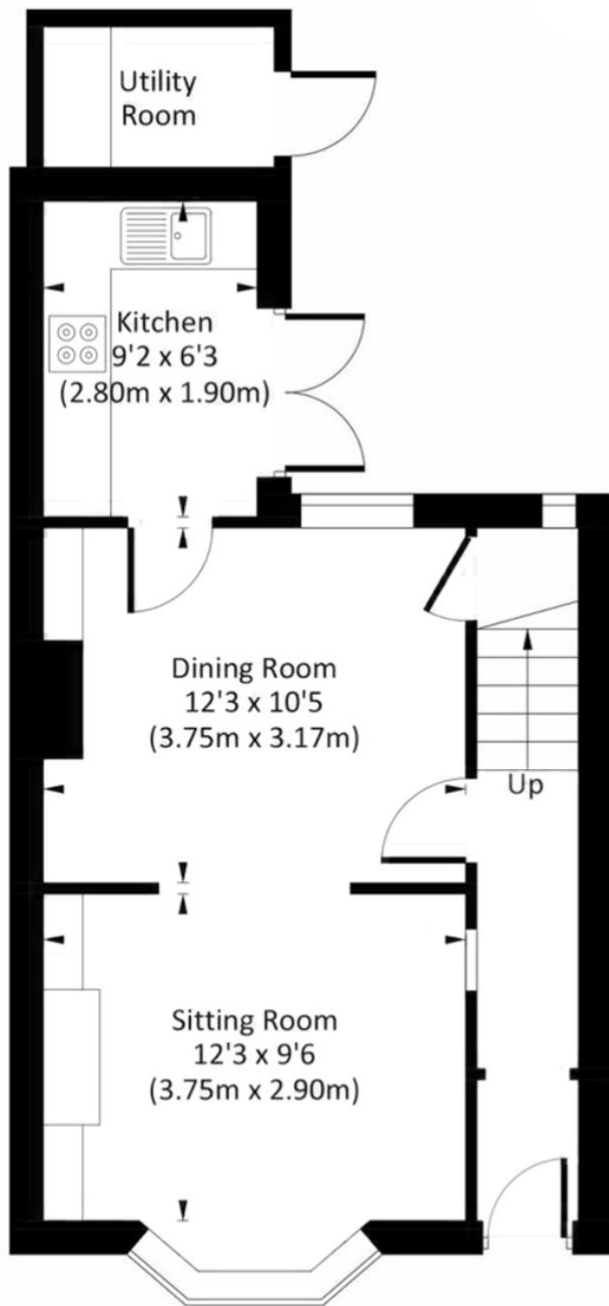
Accommodation

Door leads to the entrance hall with stairs rising. The delightful double aspect sitting/dining room with bay window overlooking the glorious views across the River Dart and woodland beyond. Electric fire with timber surround and two storage cupboards either side of the chimney breast.

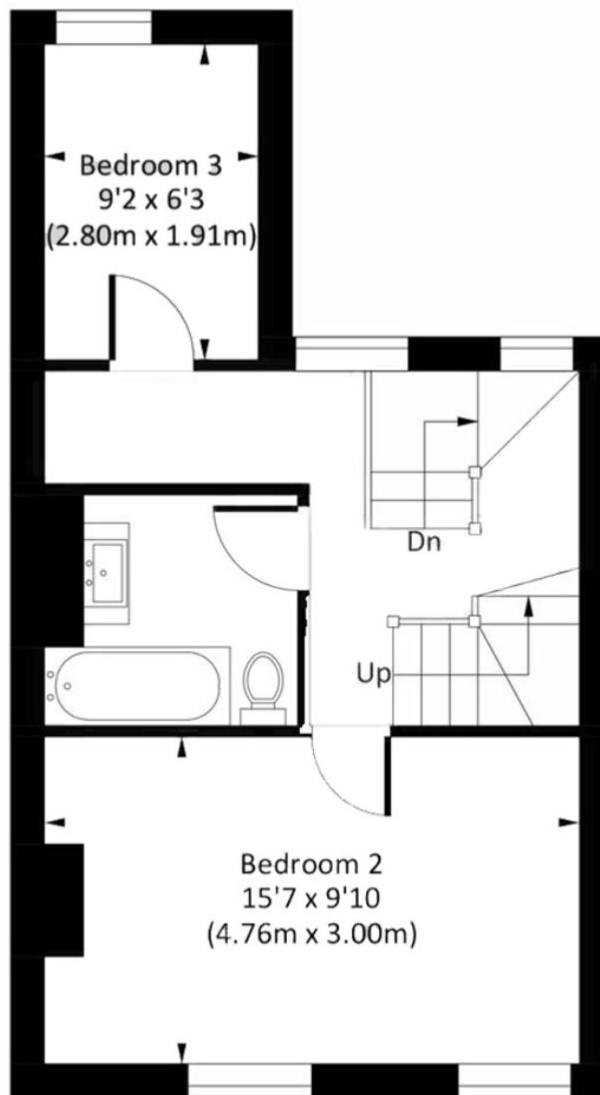
The dining section has space for a large table with timber flooring, chimney recess, under stairs cupboard and a window.

The kitchen has a range of drawers and cupboards with built-in electric oven, hob, extractor, dishwasher and a fridge. Sink unit and drainer with ample work surfaces. Double doors lead to the rear courtyard garden.





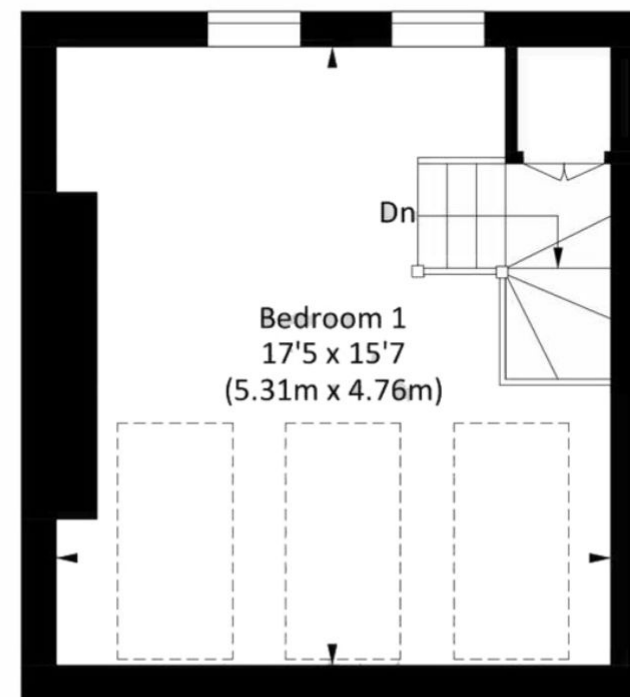
GROUND FLOOR



FIRST FLOOR

FERRY VIEW

Approx. gross internal area
1032.2 Sq Ft. / 95.9 Sq M.



SECOND FLOOR

First Floor

Landing with space for a store cupboard and stairs rising. To the front is a good size double bedroom with two windows overlooking the views across the River Dart, Dart Marina and farmland beyond.

Adjacent is a bathroom with a bath and separate shower system, WC and a handbasin. To the rear of the property is a third bedroom.



Second floor

A super addition to the property is the loft room with six skylights including a Velux balcony with stunning, 180 degree views across the River Dart and surrounding countryside. Two windows overlook the rear with ample space for a large double bed.



To the outside

Steps lead up to the front door and courtyard garden with decking enjoying wonderful views across the river Dart and farmland beyond.

The rear courtyard garden has artificial turf and multiple seating areas, making it low-maintenance and ideal for relaxing or entertaining. A useful storeroom offers space and plumbing for a washing machine, and steps lead to a raised planting area for added greenery.



Services

It is understood all mains services are connected. Gas central heating and double glazing.

Sandquay Road benefits from the only area in Dartmouth with residence parking available.

Viewings

Strictly via sole agents, Millard Cook in Dartmouth. Advanced viewing required.

Tenure: Freehold
Council tax band: D
EPC: D

Property size approx. 1,032 Sqft
Floor plans not to scale.

Furniture is available by separate negotiation being the majority of the items within the property for the ease of creating an instant “turn key” holiday home.



Millard Cook is an independent estate agency offering a bespoke service. . The unique service is available 7 days a week. Please visit our website for more details [CLICK HERE](#)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.