



MILLARD
COOK

St. Petrox North, South Town, Dartmouth, TQ6 9BX

A delightful coastal retreat close to the town centre



St. Petrox North is a delightful period home ideally positioned just a short walk from Dartmouth's shops, restaurants and waterfront. Once part of a former school, the property retains a wealth of character and charm featuring high ceilings and an abundance of natural light throughout.

From its elevated position, the house enjoys outstanding views across the River Dart, stretching out to sea towards Kingswear Castle and the Daymark, as well as a unique perspective upstream, taking in Kingswear, Hoodown Woods and towards Noss Marina.

In recent years, the property has been thoughtfully updated to create a stylish and comfortable home, perfectly suited to those seeking a peaceful retirement residence or a superb holiday let opportunity.

Arranged over three floors, the accommodation is versatile and well-planned. The first floor offers a wonderful triple-aspect living and dining room with adjoining kitchen enjoying river views. There are four bedrooms in total, including one en-suite plus a further family shower room.

Outside, there is a small courtyard and a very practical utility area. Directly opposite the property lies a public open space, an ideal spot to sit and soak in the ever-changing river views.



Accommodation

A timber front door opens into an impressive entrance hall with a ceiling height of approximately 11 feet. Stairs rising with useful storage beneath.

The principal bedroom is a generous double featuring 9 foot ceilings, fitted wardrobes and cupboards with a window overlooking the front aspect.

A spacious en-suite bathroom includes tiled flooring, a walk-in shower, panelled bath, WC, pedestal wash basin and a laundry cupboard.

The ground floor also have a large utility room with a Belfast-style sink, WC, and high ceilings. There is ample space and plumbing for a washing machine, tumble dryer, and freezer. The gas combination boiler provides domestic hot water and central heating. A door leads to a small outside courtyard, ideal for storage.



First Floor

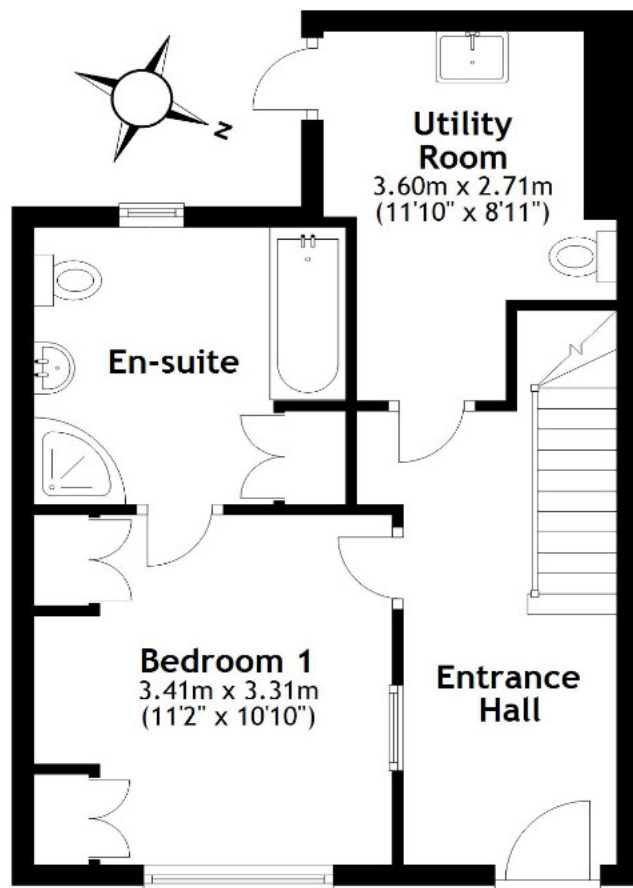
A superb triple-aspect living and dining room enjoys outstanding views across the River Dart and out to sea, taking in Kingswear Castle and the Daymark. Exposed timber flooring and a wood-burning stove add warmth and character. Side windows provide beautiful views up the River Dart towards Dartmouth, Hoodown Woods and towards Noss Marina. This bright and airy space accommodates both a comfortable sitting area and a dining section with a rear window adding further natural light. Stairs rise to the second floor.

The kitchen offers a comprehensive range of fitted wall and base units with granite work surfaces, an inset Belfast-style sink, space for a dishwasher and a gas cooker with a built-in fridge. A window and door provide access to the outside.



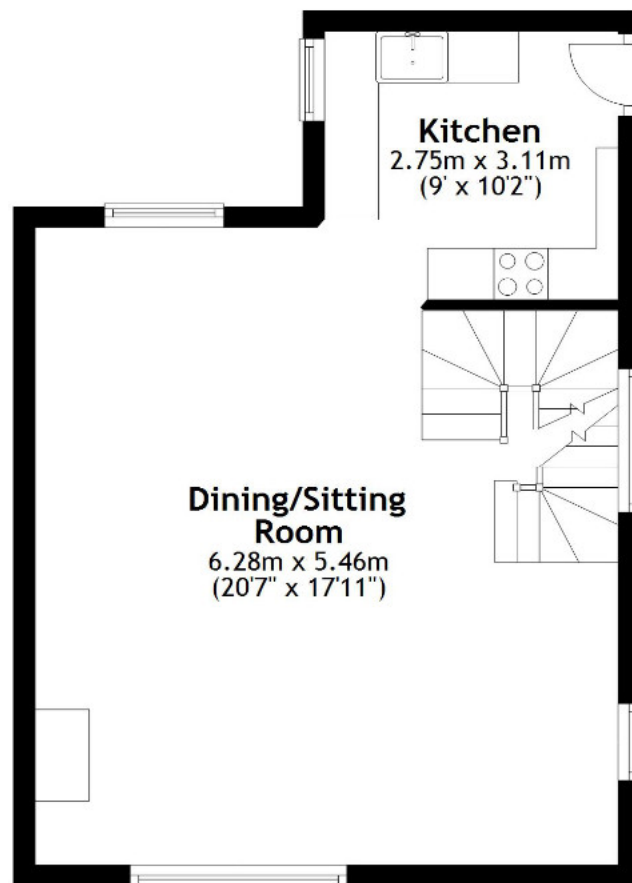
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



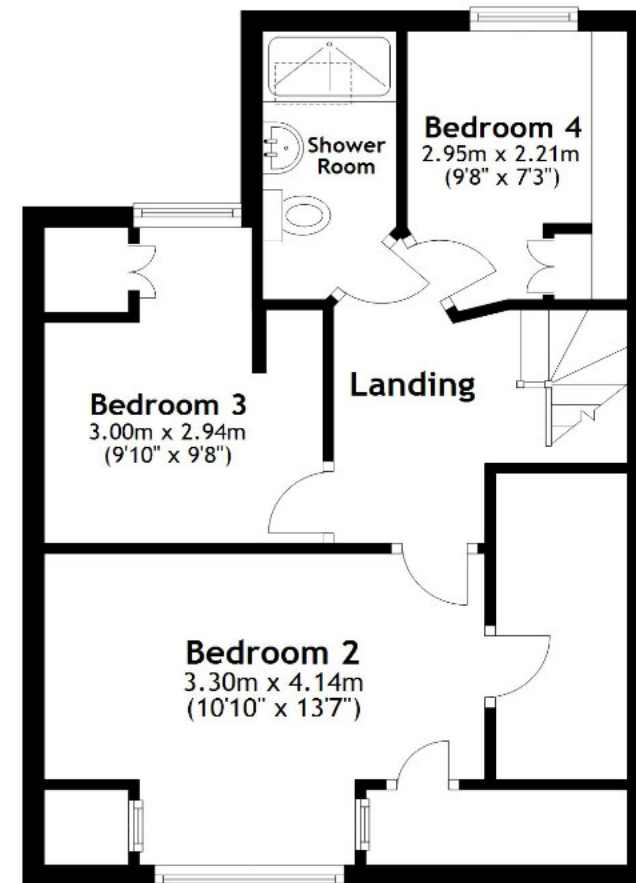
First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 117.0 sq. metres (1259.4 sq. feet)

St Petrox North Dartmouth

Second Floor

The front bedroom enjoys a triple aspect dormer window with stunning views across the River Dart, Kingswear and out to sea. It also benefits from a walk-in wardrobe/storage space.

There are two further bedrooms, both with fitted storage options and windows overlooking the rear elevation.

A shower room completes this level, with a walk-in shower cubicle, hand basin, skylight and a WC.



Services and Tenure

Mains services connected. Gas central heating. Broadband currently connected.
Freehold

EPC :D
Council Tax band :E

Property size approx. 1,259 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		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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