



MILLARD  
COOK

# Sunny Bank, 56 Churchfields, Dartmouth, TQ6 9HJ

A beautiful detached home with stunning river and country views



Sunny Bank, 56 Churchfields is a beautifully presented three bedroom detached house situated on an elevated position, enjoying breath taking views across Dartmouth, the River Dart, Kingswear and the surrounding countryside.

Facing in a southerly direction, Sunny bank offers a “turnkey property” with modern fittings including double glazing, a new kitchen, bathroom as well as landscaped gardens. Internally, the property offers three bedrooms, a bathroom, large living room with a balcony, a kitchen with adjacent sunroom, utility room and store. The property benefits from a gas central heating, double glazing, solar panels, UPVC soffits and fascias. There is a garage and parking to the front.



## Accommodation

A covered entrance porch leads to the front door and landing with stairs to the lower level. The dual aspect living room is a wonderful size with breath taking views across Dartmouth, the River Dart, Kingswear and the surrounding countryside thanks to the large bi-folding doors onto the balcony. There is a wood burner with a granite hearth and timber mantle.

The balcony is a good size offering 180° views across the rolling countryside, Dartmouth and the River Dart.

To the front of the property are two spacious double bedrooms, and a further room to the rear with wonderful views, an ideal office / studio. The contemporary modern bathroom has a freestanding bath with a separate double shower being tiled with a WC and a handbasin.





# Approximate Gross Internal Area Main House = 111 Sq M/1195 Sq Ft



## Lower ground floor

A contemporary kitchen offers a wide selection of drawers and cupboards with a sink, Bosch gas hob, extractor, oven, a microwave, built in dishwasher and a fridge/freezer.

Doors leads to the delightful sunroom with views across the landscaped gardens, River Dart and beyond. Adjacent to the kitchen is a utility area with a built-in washing machine and tumble dryer, a cloakroom with a Belfast style sink, WC as well a useful storeroom with access under the property for additional storage.







## To the outside

A driveway for two vehicles lead to integral garage with electric roller up over door. Paving to the front with mature shrubs. Access both sides of the property to the delightful, landscaped southerly facing gardens, enjoying views across the rolling countryside, the River Dart and beyond. Extensive decked area with space for a hot tub and ample seating arrangements.

Steps down to a further extensive patio area for entertaining. This leads to the good-sized lawn area. To the rear of the garden is pedestrian access to Kingston Lane which offers a quicker walk to the town centre.



## Services

All services are connected. Gas fired central heating. Double glazing. Solar panels.

Furniture: Items including the hot tub and outside seating is available by separate negotiation.

Council tax band D

EPC: C

Property size approx. 1,195 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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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