



Bay House  
*South Ford Road*



Tucked away on popular South Ford Road, just a short, level stroll from the vibrant heart of Dartmouth, this beautifully modernised Townhouse sits among a delightful row of period homes that give the street its unmistakable charm.

With the rare benefit of its own private Parking Space, arriving home is always a pleasure, offering both ease and convenience right at your doorstep.

This is a home that perfectly blends character, comfort, and the relaxed rhythm of coastal living.

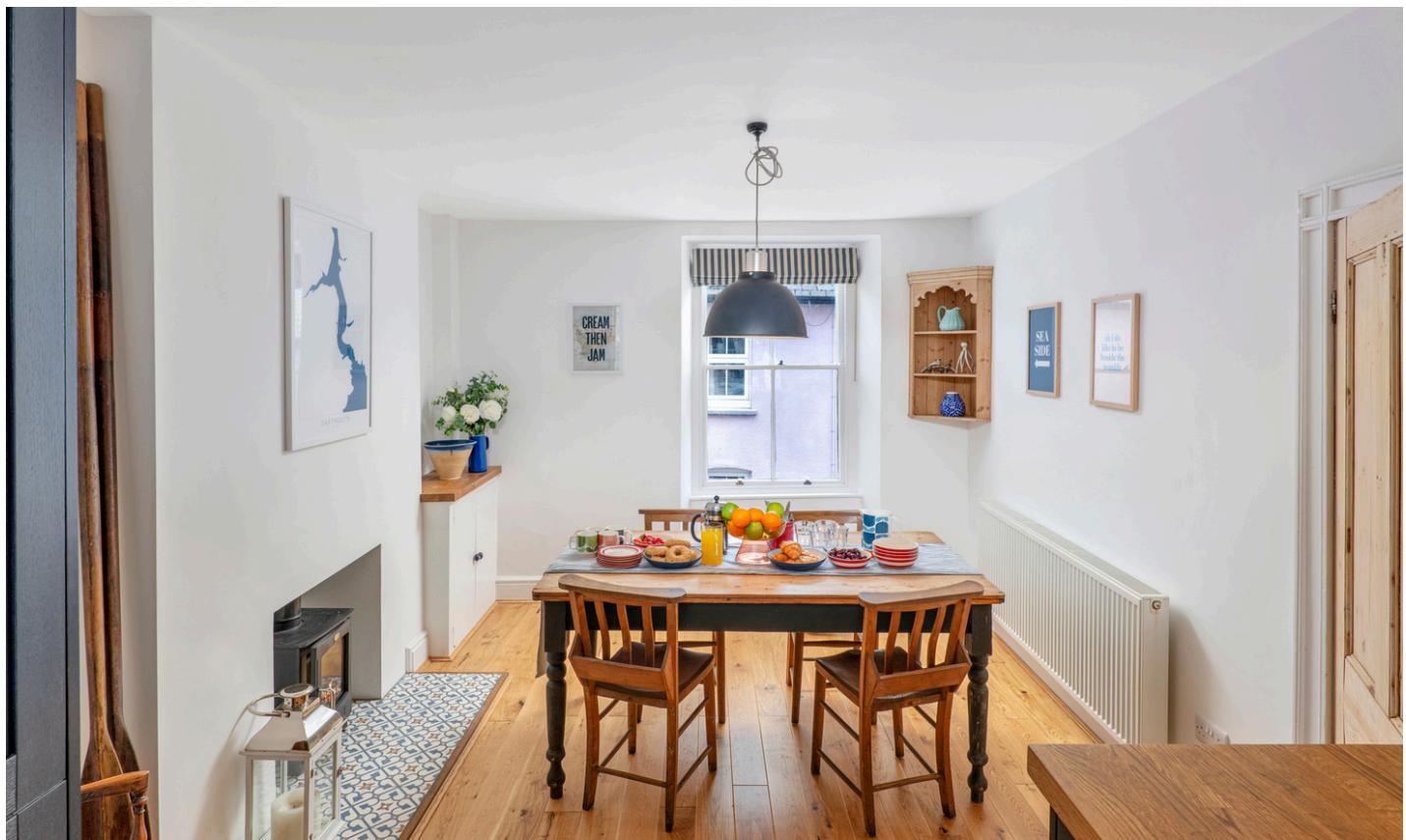




*Fresh & Bright*

Adjoining the Kitchen, the Dining Room invites relaxed gatherings and intimate dinners alike, with its characterful log burner, warm-toned wood floors, and a large sash window that floods the space with natural light.

**Bay House**  
South Ford Road





Up on the first floor, the Drawing Room offers a wonderful space to unwind or entertain, complete with two Juliet balconies that draw in fresh Devon air and a striking focal fireplace that anchors the room in timeless elegance.

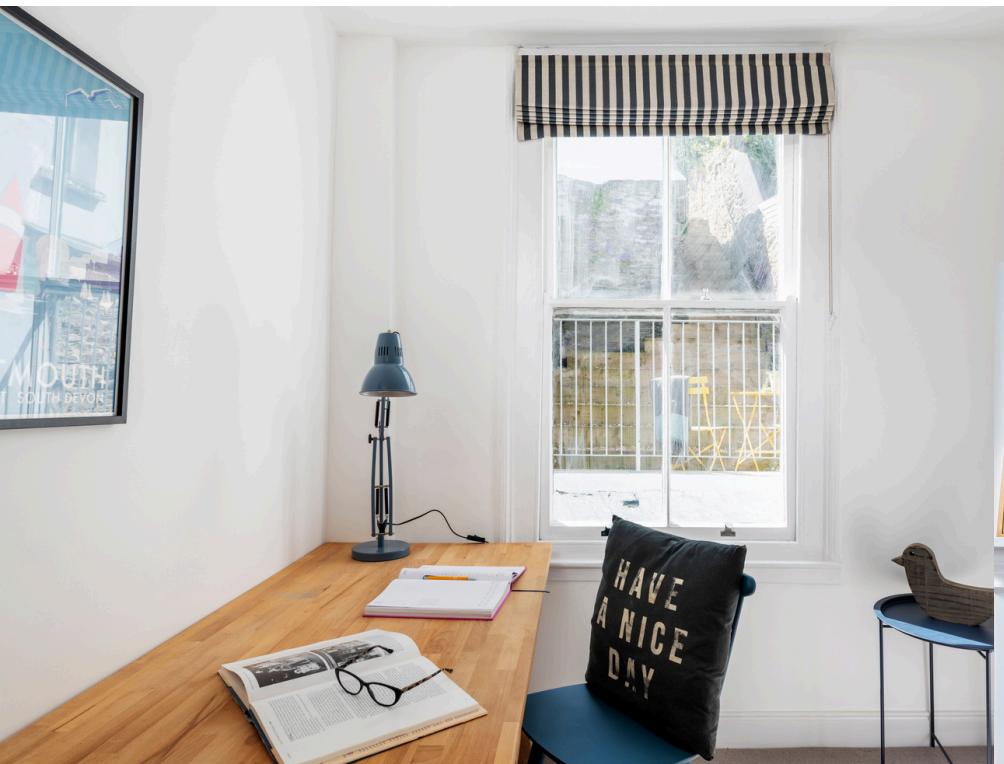


**Bay House**  
South Ford Road



## *Elegant & Spacious*

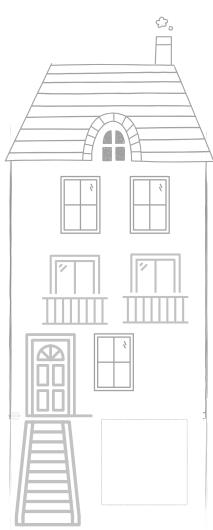
Also on this floor we find the versatile and charming fourth Bedroom, currently used as a home office, ideal for remote working with a view.





The second floor houses the peaceful Principal Bedroom, a generous and restful retreat with its own En-suite Shower Room.

A spacious Family Bathroom, filled with light, serves this floor with modern comfort and classic style.





At the top of the house, you'll find two more delightful Bedrooms, both full of charm and character. One enjoys views over the pretty tiered Garden and has a convenient En-suite WC, while the other offers an enchanting outlook over the rooftops of Dartmouth, down to the shimmering river—a daily reminder that you're living on the Coast.





Before stepping outside, take a moment to appreciate the thoughtfully designed Utility Room, tucked away yet ideally placed for busy family life.

Outside, the three-tiered Garden is a rare treat in this central Dartmouth location. The lower Terrace is a secluded suntrap, perfect for morning coffee. Climb to the middle tier, a peaceful Patio Garden with elevated views.



**Bay House**  
South Ford Road



Amazing  
Views

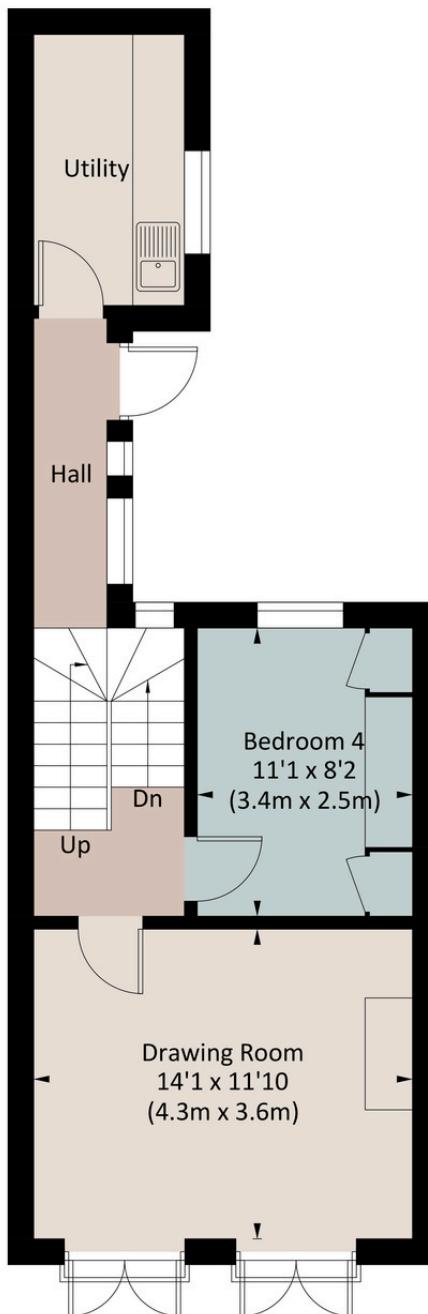
On to the top tier, where an al fresco Dining Area and a stunning Garden Room with floor-to-ceiling windows await. From here, the views stretch across the town and out to the river, capturing the very essence of coastal living.



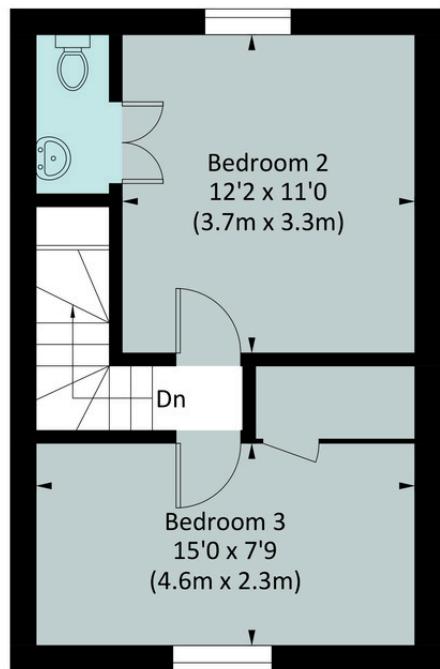
# Bay House

South Ford Road

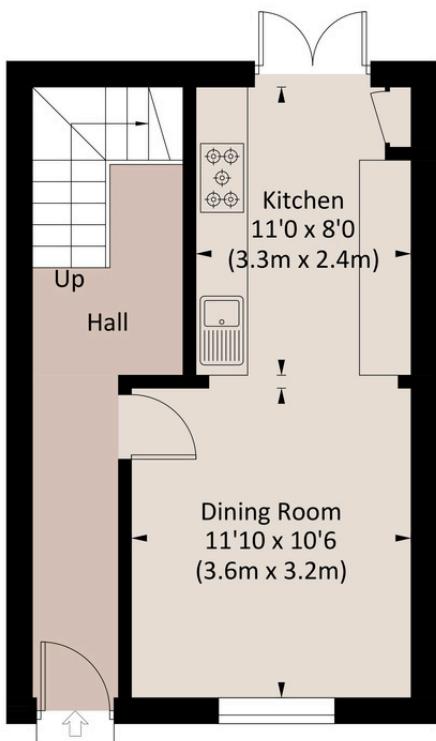
Approx. gross internal area  
1448 Sq Ft. / 134.5 Sq M.



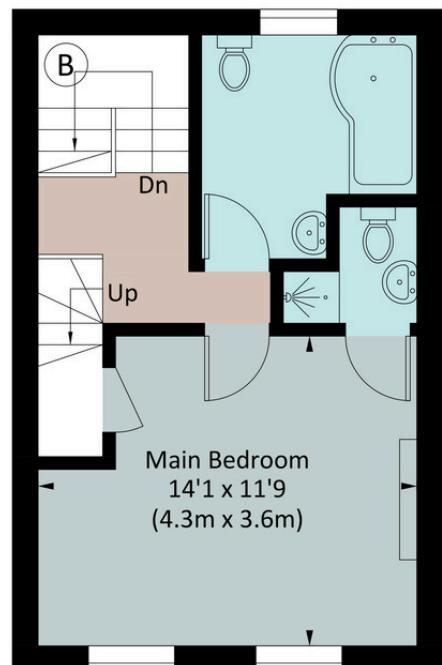
FIRST FLOOR



THIRD FLOOR



GROUND FLOOR



SECOND FLOOR

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Coastal House Ltd Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG Registered in England & Wales: No 9447216

# Little Details

**Postcode:** TQ6 9QT

**Tenure:** Freehold

**Location:** Conservation Area

**EPC rating:** E

**Council Tax:** C

**Services:** Mains Water, Drainage, Gas and Electricity

**Local Authority:** South Hams District Council

**Broadband Speed:** Up to 1130MB

**Mobile Signal:** Good

**Access:** 15 steps up to front door

**Parking:** Parking Space to front

**W3W:** link.squirted.liner

**Transport:** Totnes (14 miles) or Paignton (8 miles) for mainline trains to London. A38 Devon Expressway - 20 miles. Exeter 30 miles by car

# About Dartmouth

The vibrant port of Dartmouth has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta. On the town's doorstep, you will find the South West Coastal Path and the South Devon AONB area, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway.

Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town. The nearest educational institution is the Ofsted-rated Good Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18-year-olds with an Outstanding education.





*We would love to show you around*

---

[team@thecoastalhouse.co.uk](mailto:team@thecoastalhouse.co.uk)

01803 835788

[thecoastalhouse.co.uk](http://thecoastalhouse.co.uk)