



**Connells**

Crossparks  
Dartmouth





## Property Description

Nestled high above Dartmouth in a coveted location, this postwar detached house, originally constructed for a doctor's practice in 1952, underwent substantial expansion in the 1990s, maintaining its charming sloping roofs that evoke a nostalgic sense of an earlier era. With a captivating history marked by two ownerships, the property exudes character and allure. Approaching the house, a paver driveway leads to a welcoming arch porch, inviting guests into a ground-floor hallway adorned with parquet flooring and elegant wooden and glass doors. The kitchen and spacious breakfast room, illuminated by windows on three walls, offer a bright and inviting atmosphere. The lounge, bathed in natural light throughout the day, features sliding glass windows that seamlessly connect to a terrace and garden, complete with a preserved coal fireplace for cozy gatherings during the festive season. An archway leads to a sizable dining room and sunroom, providing picturesque views of the meticulously tended landscape gardens. Repurposed as a study, the former doctor's consulting room adds versatility to the layout, while compact wet room facilities at the rear ensure convenience. Upstairs, the master bedroom boasts an ensuite wet room and distant views, with additional bedrooms and a communal bathroom providing comfortable accommodation. Outside, the extensive garden offers raised flower beds, a potting shed, and tranquil seating areas, making it an ideal retreat.

## Accommodation

Entrance porch leading into

## Entrance Hallway

19' 9" max x 11' 9" max ( 6.02m max x 3.58m max )

Parquet flooring, understairs storage, two radiators and doors leading to principal rooms.

## Kitchen/Living Area

25' 3" max x 19' 4" ( 7.70m max x 5.89m )

## Living Area

uPVC double glazed window and uPVC double glazed french doors to the front and the rear aspects, tv point, power points and two double radiators.

## Kitchen Area

Picture rails, matching wall, base and drawer units, NEFF double oven, pull out hotpoint fridge, solid oak worksurfaces, part tiled walls, integral dishwasher, pull out pan drawers, pantry, NEFF induction hob with four ring induction and two ceramic and chrome NEFF extractor.

## Sitting Room

18' 7" max x 13' 4" max ( 5.66m max x 4.06m max )

uPVC double glazed window and sliding patio doors leading out to the garden, picture rails, parquet flooring, feature brick fireplace, wall lighting and archway leading through to

## Dining Room

11' 11" max x 11' max ( 3.63m max x 3.35m max )

uPVC double glazed window to the rear aspect, picture rails, parquet flooring, radiator and power points.

## Sun Room

15' 2" max x 13' 10" max ( 4.62m max x 4.22m max )

Dual aspect double glazed windows, two uPVC french doors to the front and rear aspects, tiled flooring, radiator, tv point and power points.

## Utility Room

13' 7" max x 11' 2" max ( 4.14m max x 3.40m max )

uPVC double glazed window to the rear aspect, matching wall, base and drawer units, plumbing for washing machine, space for tumble dryer, rolled edge worksurfaces, part tiled walls, pantry, integral fridge, tiled flooring, pantry with shelving and uPVC double glazed door leading to

## Garage

73' max x 27' 1" max ( 22.25m max x 8.26m max )

Cupboard housing combi-boiler, step down into workshop and garage with electric up and over doors, power and lighting, uPVC obscure double glazed door and cloakroom comprising wall mounted basin and low level wc.

## Study

12' 1" max x 11' 11" ( 3.68m max x 3.63m )

uPVC double glazed window to the front aspect, tv point, power points, storage cupboards, parquet flooring, double radiator and door leading to

## Wet Room

Ceiling spotlights, wall mounted electric shower, low level wc, floating wash hand basin, fully tiled walls and extractor.

## First Floor Landing

Eaves storage, uPVC double glazed window to the front aspect and doors leading to principal rooms.

## Bedroom One

20' 7" max x 15' 1" max ( 6.27m max x 4.60m max )

uPVC double glazed window to the side aspect, picture rails, window seat with cupboards and drawers below, , built in wardrobes with cupboards above, wall lighting and archway through to

## Bedroom Two

15' 8" max x 14' max ( 4.78m max x 4.27m max )

uPVC double glazed window to the front aspect, large walk in storage area, radiator, power points and archway leading through to

## En-Suite

uPVC double glazed window to the rear aspect, ceiling spotlights, panel enclosed bath, walk in wet room with wall mounted electric shower, pedestal wash hand basin, low level wc, extractor, modern towel rail, shaving point and part tiled walls.

## Bedroom Three

12' 2" max x 11' 11" max ( 3.71m max x 3.63m max )

uPVC double glazed window to the rear aspect, picture rails, vanity area with basin and wall mounted mirror, double radiator and fitted wardrobes with overhead cupboards,













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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: PGN311756 - 0006