

An aerial photograph of a coastal town, likely Dartmouth in Devon, England. The town is built on a steep, green hillside overlooking a harbor. Several boats are visible in the water, including a small white motorboat and a blue kayak. The harbor is bordered by stone walls and a row of houses. The houses are of various styles, including a large white house with a gabled roof and a smaller green house. The hillside is covered in lush green trees and vegetation. The sky is clear and blue.

# THE LOFT

Dartmouth • Devon • TQ6 9GH





# THE LOFT

The Pottery • Warfleet Road • Dartmouth • Devon • TQ6 9GH

## Mileages

Totnes 13 miles • Kingsbridge 15 miles • A38 Devon Expressway 19 miles  
(All mileages are approximate)

## Accommodation

Entrance Lobby • Store Room • Utility Room • Built In Storage Cupboards  
Open Plan Living Comprising Kitchen, Dining Area & Sitting Room

Main Bedroom Suite Comprising Bedroom, Dressing Room and En Suite Bathroom  
Bedroom 2 With En Suite Shower Room • Bedroom 3 With En Suite Shower Room  
Bedroom 4 • Bedroom 5 • Family Bathroom • Juliet Balcony

Basement Comprising of 3 Storage Facilities

Parking For 7 Vehicles

An absolutely stunning and unique penthouse apartment in an outstandingly beautiful setting, on the outskirts of this popular South Hams town, a gentle 10 minute walk to the town centre with all the wonderful amenities.

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand Petit  
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## Situation

Beautifully positioned on the outskirts of this wonderful South Hams town. Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

Warfleet is a gentle short walk from the town centre and is a popular residential riverside area which benefits from a small tidal inlet with slipway providing direct access to the River Dart. The historic English Heritage Dartmouth Castle linking through to the South West Coastal Path with stunning views out to sea and of the surrounding coastline is situated within a 10 minute walk









## Description

Just outside Dartmouth, in the sought after and picturesque area of Warfleet, stands The Pottery. Built in 1819 by Governor H Holdsworth of Dartmouth, the now Grade II listed building has variously been a fine paper mill, a bakery, an outstanding brewery and, between 1946 and 1999, The Dartmouth Pottery.

Utterly unique, this incredible Grade II Listed high end penthouse apartment, which spans approximately 3700 sq ft, forms the entire top floor of this industrial warehouse building with magnificent exposed scissor beams, vaulted ceilings and superb exposed stone walls. There is private parking for seven vehicles, a Juliette balcony and stunning views of the River Dart and Warfleet Creek.

Flooded with natural light, this wonderful property benefits from the very highest of finishes. The result is a home with a really special feeling of warmth and ambience throughout. The imposing entrance lobby welcomes you in. There is a useful store/plant room, a utility room and a discreet range of built in cupboards all accessed off the lobby area. A superb main hallway gives access to the remaining accommodation – the main living space is open plan with 4 stunning feature windows commanding superb views, and has everything needed for luxurious modern day living. From the high specification kitchen with built in Miele appliances, which leads seamlessly to the charming dining area with beautiful views of the Dart, through to the spacious sitting area where there is a wonderful feature fire for those colder winter evenings, and an additional dining/study area which is currently used as a ‘snooker/games room’; all contribute to making this space the very heart of this home. The sense of space and grandeur continues through to the bedrooms, which are all set off the main hallway. There is a family shower room, which services two bedrooms, and there are two further en suite guest bedrooms. The main bedroom suite is a luxurious and calming space, with a fabulous dressing room and en suite bathroom with a feature freestanding bath.

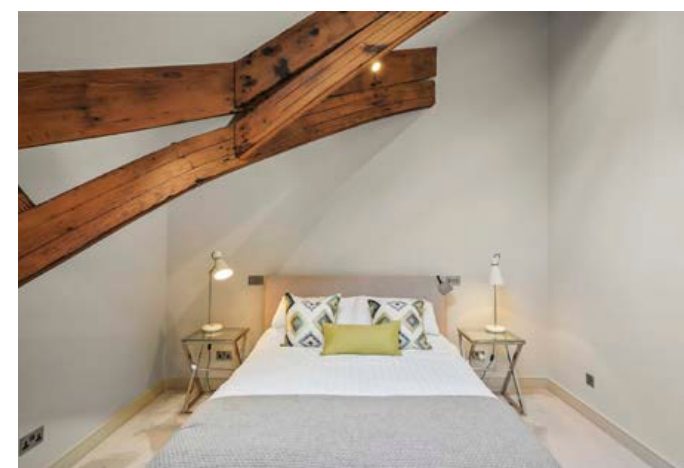
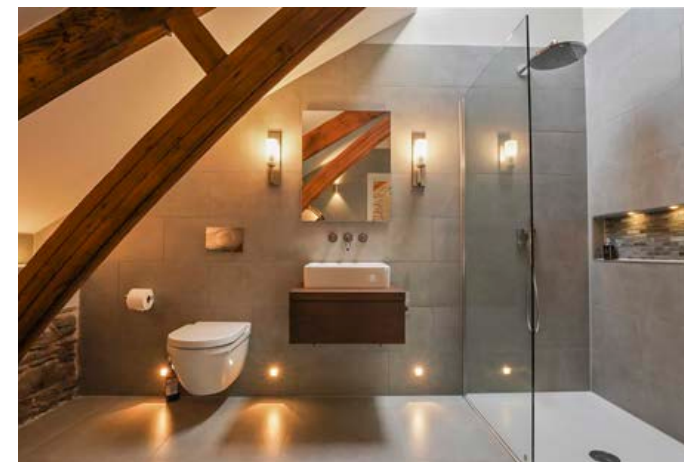
On the ground floor of the building there are three basement store rooms of approx. 1754 sq ft, good for a rib, paddle boards and general storage.

There are seven parking spaces for The Loft within the main Pottery car park.







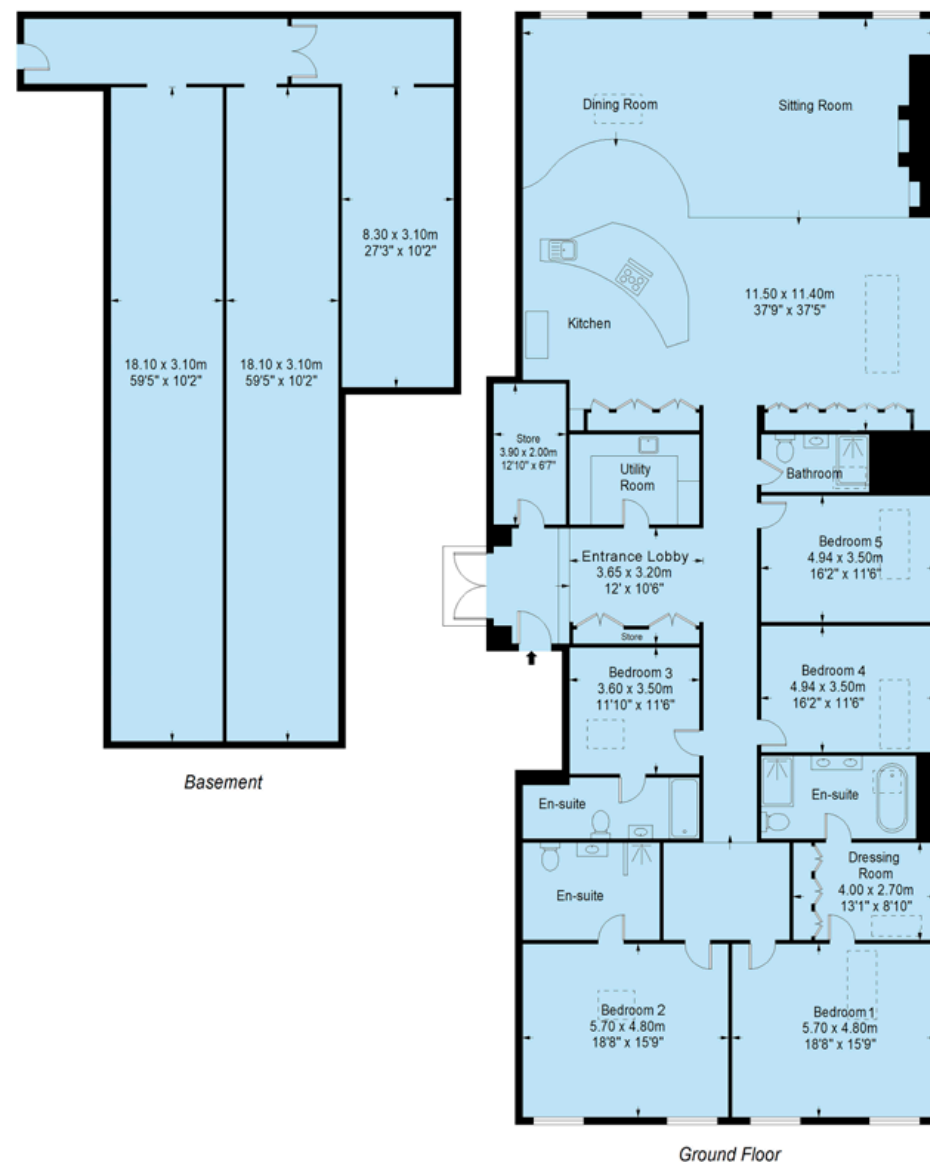




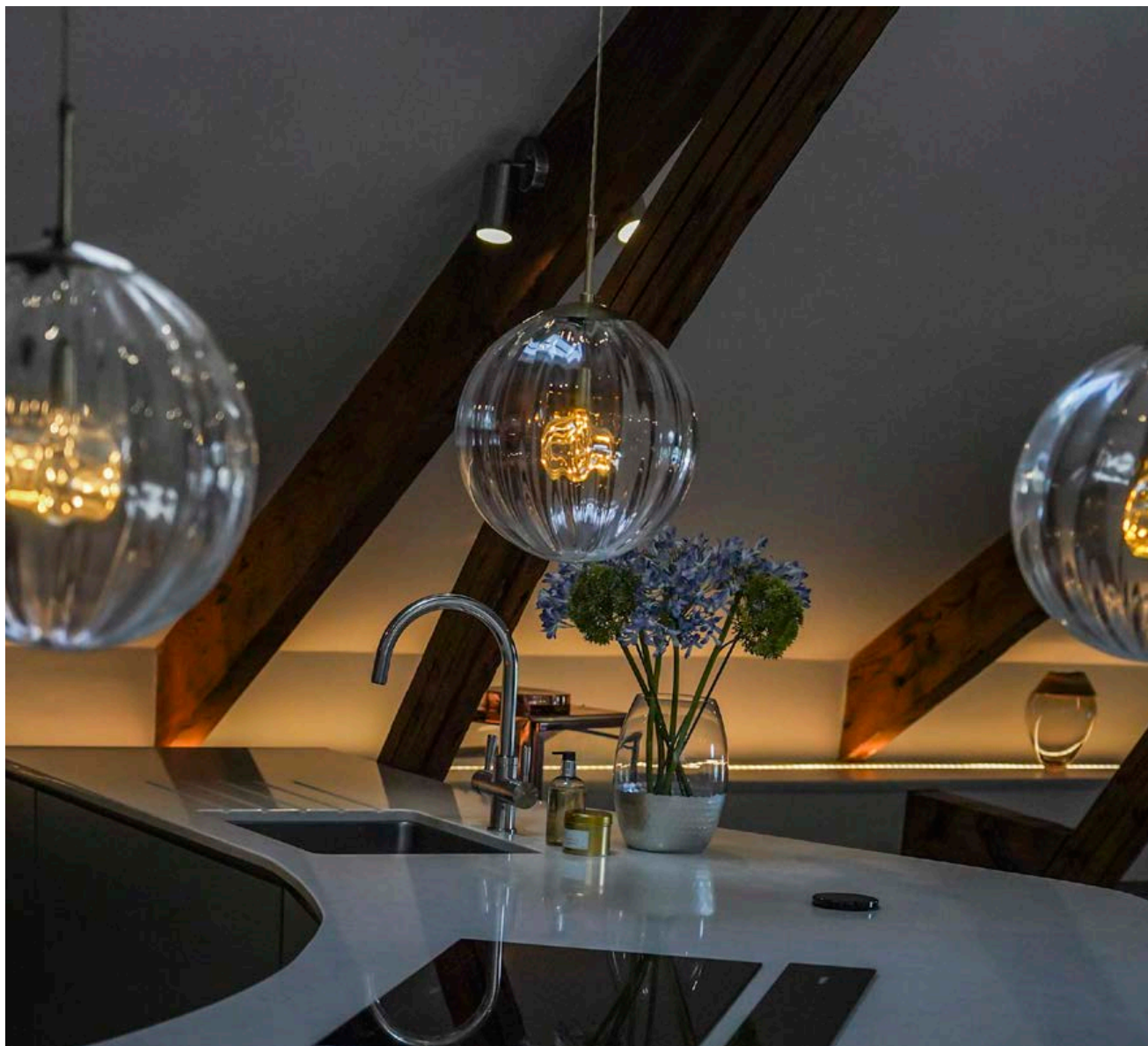


Approximate Area:  
 Main House: 3720 sq ft / 345.63 sq m (Excluding basement)  
 Basement: 1754 sq ft / 162.96 sq m

For identification purposes only. Not to scale.







## Services

Mains electricity, water and drainage. Underfloor heating - air source heat pump.

## EPC Rating

D

## Council Tax

Band F

## Tenure

Freehold. Annual Service Charge of approx. £7836

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

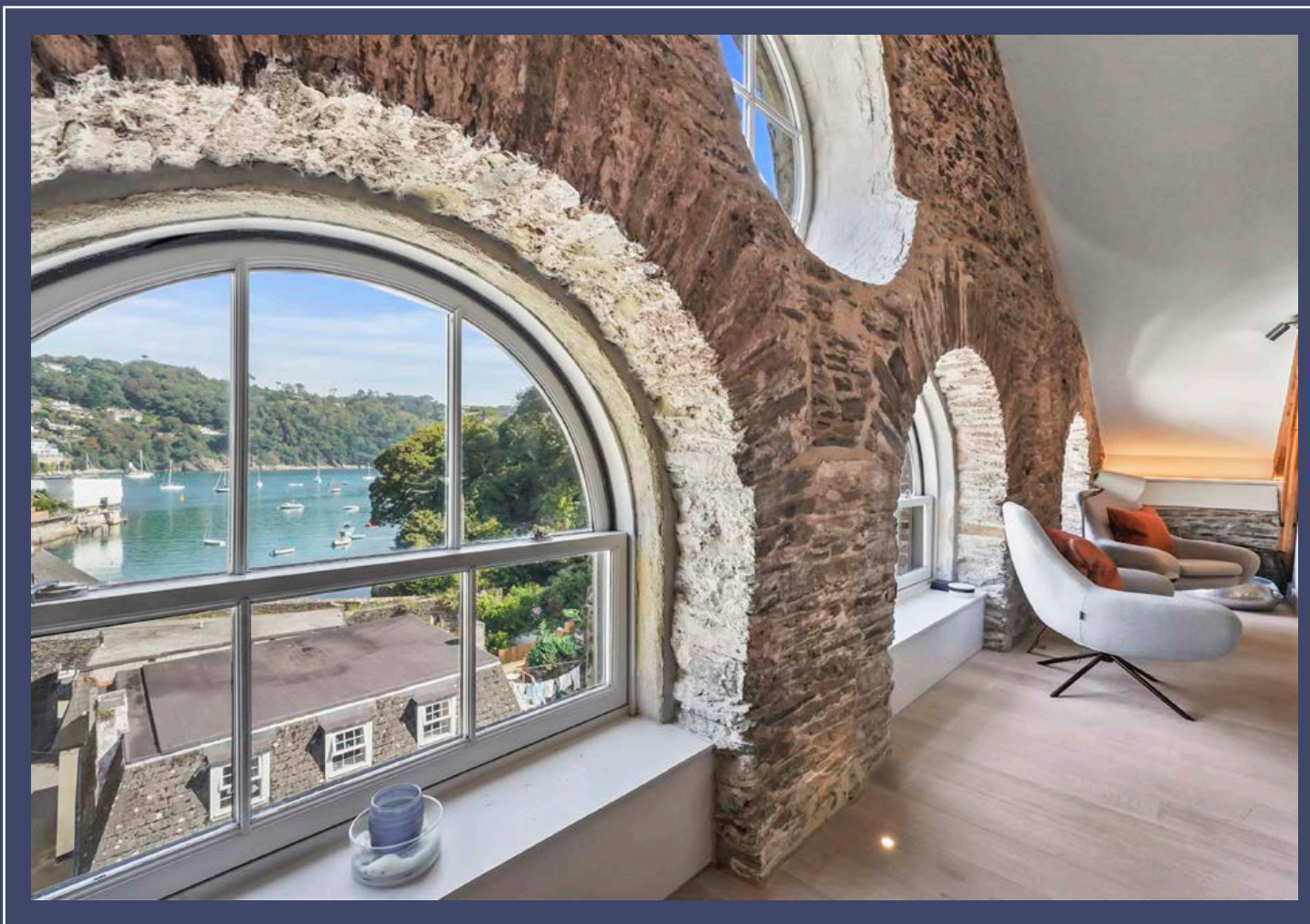
From the Dartmouth Marchand Petit office cross on to Newcomen Road and continue along South Town and Warfleet. Continue along the road passing The Pottery building on your left hand side, take the next left in to Warfleet Creek Road and the entrance to The Pottery car park is on the right.

## Viewing

Strictly by appointment with the Sole Agents, Marchand Petit Dartmouth 01803 839190.

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