



Glenadon, Above Town, Dartmouth,
TQ6 9RH

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Glenadon, Above Town, Dartmouth

An elegant and imposing detached period home situated in a wonderful elevated position within a short walk of the town centre which enjoys the most stunning widespread River Dart views and with its own private parking.

Accommodation

Ground Floor

Entrance Hall. Boot Room. Cloakroom. Utility Room. Workshop. Office. Kitchen. Dining Room.

First Floor

Landing. Sitting Room With Balcony Off. Main Bedroom With Balcony Off & En Suite Bathroom. 2 Further En Suite Guest Bedrooms. Separate W.C.

Second Floor

Entrance Hall. Kitchen/Dining Room. Sitting Room. 2 Bedrooms. Family Bathroom.

Outside

Parking For 1 Large Or 2 Smaller Cars.
Top Courtyard. Paved Veranda.
Level Lawned Garden.

Mileage

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk







KEY FEATURES

- Elegant Detached House
- Beautiful Period Features Throughout
- Absolutely Stunning Unrivalled River Views
- Parking (1 large or 2 smaller cars)
- Wonderful Elevated Position Just A Short Walk From The Town Centre
- 5 Bedrooms
- 4 Bathrooms
- Glorious Sitting Room With Balcony Off
- Annex Potential
- Charming Paved Veranda And Level Lawned Garden
- Mains Electricity, Gas, Water And Drainage
- Gas And Electric Heating





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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.

Glenadon is a beautiful unique home, oozing warmth and a wonderful ambience throughout, with an abundance of period features, which enjoys the most glorious widespread views of the River Dart and parking.

Having been built originally for a colonel who fought in the Crimean War, this delightful elegant property offers so much potential and flexible living opportunities. Currently arranged with an annex on the second floor, this is a stand out property on Above Town, and therefore viewing is highly recommended to fully appreciate the size and scale of accommodation on offer.

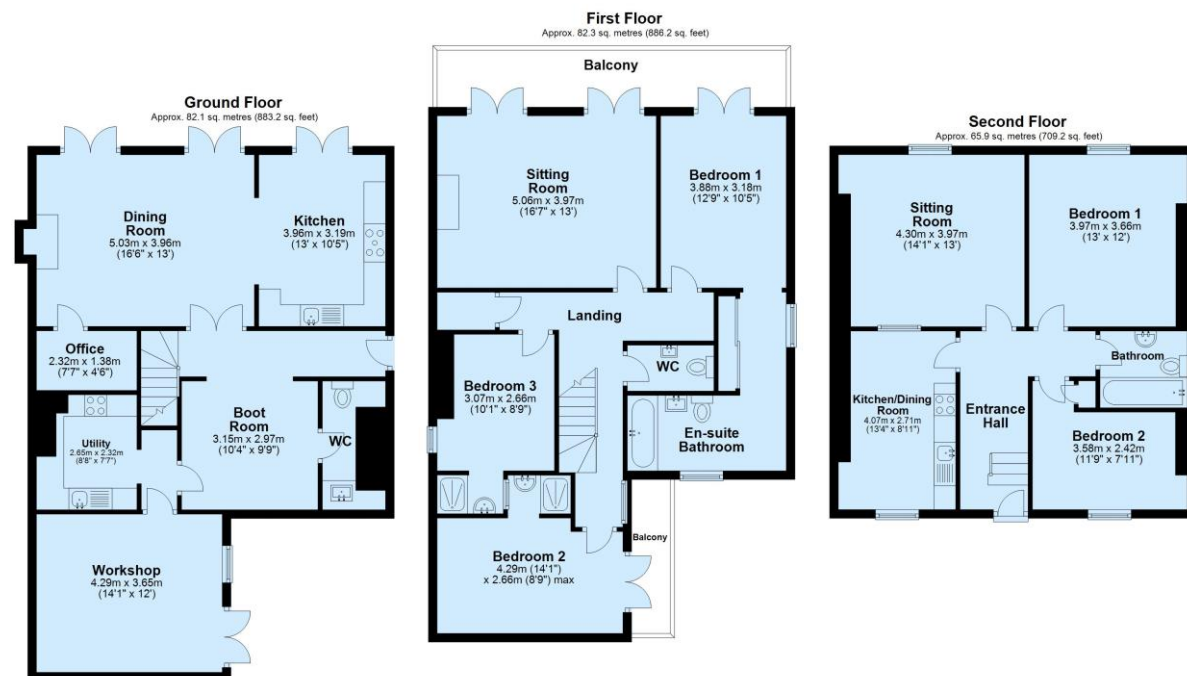
On the ground floor is a lovely welcoming entrance hall with a boot room / cloaks area off leading through to a cloakroom. There is an inner lobby where there is a useful utility room and a good sized workshop with doors out to a courtyard. The main living space on the ground floor comprises of a kitchen and dining room. Both rooms have charming sets of French doors with original shutters and deep architraves out to the paved veranda. The kitchen is well fitted with a comprehensive range of base units with stainless steel worktops and a recessed space for a range cooker. There is a stunning 'archway' with a deep period architrave through to the dining room, another fabulous room which has two sets of French doors out to the veranda and a beautiful fireplace with wood burning stove and a large wooded mantel surround. Finally on the ground floor is a home office just off the dining room.

The elegant sitting room is on the first floor, this is a really beautiful reception room with two sets of French doors out to the wrought iron balcony which spans the front of the house, and another lovely fireplace with superb wooden mantel surround. Also on the first floor is the main bedroom with French doors out on to the balcony and an ensuite bathroom and two further en suite guest bedrooms, one of which has a decked balcony to the side of the house.

The second floor is currently self contained but very easily incorporated back in to the main house, comprising of a lovely entrance hall, a kitchen/dining room, 2 bedrooms, a family bathroom and a wonderful wood panelled sitting room.

Outside, at second floor level there is a courtyard with steps leading down to the ground floor. The garden to the front is absolutely charming, with a gorgeous paved full width veranda leading on to the lawned garden. There is parking for either one large or two smaller cars.





Total area: approx. 230.3 sq. metres (2478.5 sq. feet)

LOCAL AUTHORITY

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

COUNCIL TAX

Band D

EPC RATING

TBA

SERVICES

Mains electricity, gas, water and drainage. Gas and electric heating.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

DIRECTIONS

From the centre of town, proceed up Smith Street and turn left into Crowther's Hill. As Crowther's Hill bends to the right, turn left into Above Town. The property will be found on the left hand side beyond the turning circle.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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