



**3 Old Coach House, Weeke Hill, Dartmouth, Devon,  
TQ6 9DB**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS









### 3 Old Coach House, Weeke Hill, Dartmouth, Devon, TQ6 9DB

A charming Coach House, one of three, dating from the late 19th Century and formerly the stables for nearby Warfleet House.

The property is located in a most picturesque part of this beautiful riverside town, and is a gentle pretty fifteen minute walk from the town centre. Warfleet Creek with direct access to the River Dart, Dartmouth Castle and the South West Coastal Footpath are all within a short walk.

The property is immaculately and stylishly presented throughout having been fully refurbished over recent years.

The stunning open plan ground floor has a beautifully fitted kitchen with integrated appliances a lovely dining area and the spacious sitting room with feature wood burning stove and with double doors leading out to a pretty courtyard. Also on the ground floor is a most useful utility area and an en suite bedroom. There are two further bedrooms on the first floor, one of which has an en suite shower room and there is also a separate family bathroom.

Outside is pretty secluded courtyard terrace and parking for one vehicle.

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.

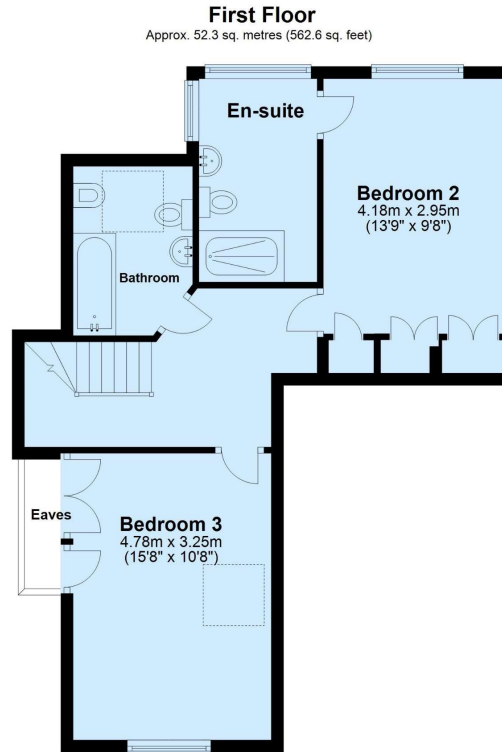
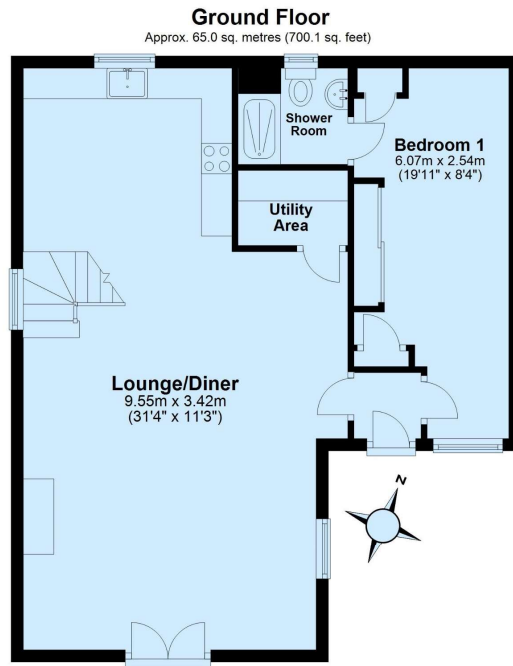
#### KEY FEATURES

- Charming Former Coach House
- Beautifully Presented Throughout
- Nearby Access To The River Dart At Warfleet Creek
- 3 Bedrooms
- 2 En Suites
- Family Bathroom
- Pretty Courtyard garden
- Off Street Parking
- Picturesque Gentle Walk To The Town Centre
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating

BEDS 3 | BATHS 3 | RECEPTS 1 | EPC E | COUNCIL TAX Band D | TENURE Freehold

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### 3 The Old Coach House, Weeke Hill, Dartmouth



Total area: approx. 117.3 sq. metres (1262.7 sq. feet)



#### DIRECTIONS

From our offices on Hauley Road proceed up Newcomen Road which in turn becomes South Town and then Warfleet Road. Follow the road passing the former Dartmouth Pottery building on your left and the property will be found after a short distance on the right.

#### 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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