

Mount Flagon, Browns Hill Steps, Dartmouth, Devon



A beautifully presented Grade II listed period house, with four bedrooms, lovely **south-facing terraced gardens** and views across the town and out to sea. In a peaceful setting just off the town centre.

Summary of accommodation

Lower Ground Floor: Cellar | Wine store

Ground Floor: Wonderful, covered veranda | Entrance hall | Sitting room
Dining room | Kitchen/breakfast room | Study | Shower room/cloakroom

First Floor: Two double bedrooms, both with en suite shower rooms and one with a dressing room

Second Floor: Two further double bedrooms, again one with a dressing room | Family bathroom with bath and shower

Gross Internal floor Area 2064 sq ft (192 sq m)

Distances

Totnes Train Station 12 miles, A38 Devon Expressway (M5) 19 miles

Blackpool Sands Beach 3 miles

(All distances are approximate)





The location

Dartmouth is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches and glorious countryside. Dartmouth sits at the mouth of the River Dart, one of five estuaries to be found in the South Hams and is home to the Britannia Royal Naval College. This pretty and popular waterside town offers an abundance of shops, boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets.

Throughout the year, the town hosts several fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe.

Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.



The property

Mount Flagon House is a beautiful Grade II listed period house, situated in the heart of Dartmouth. The house has accommodation arranged over three floors and a further basement floor suitable as a wine cellar and storage. The ground floor comprises a dining room with large sash window, and a cosy and delightful sitting room with large bay window and window seat, and a library wall. There is a small study area off one corner and access to a ground floor shower room/cloakroom. The kitchen/breakfast room is fitted with farmhouse style units, and pull-out wicker drawers, a gas AGA and gas hob, butler sink, dishwasher and fridge/freezer.



There are four double bedrooms arranged over the two upper floors, two of which have en suite shower rooms and dressing rooms. There is a large family bathroom with both shower and bath on the first floor. From the entrance hall, stairs descend to the basement where two rooms offer storage and a wine cellar, and on the ground level, there is a back door which leads to a back alley and secondary access onto Browns Hill.

Gardens

Gated steps lead from Browns Hill, to a private and secluded gorgeous south-facing terraced gardens. The views are wonderful and there are cobbled terraces and a small area of lawn. Mature shrubs and flowers ensure colour all year.



Services

All mains services connected.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ6 9NU)

Park in the town centre and proceed on foot to Mount Flagon House. From the Boat Float, proceed along Duke Street (Dartmouth Vintners will be on your right) and take next right into Foss Street. Proceed to the end and cross the road, where there are two coffee shops in front of you, and take the steps between the coffee shops. These are Browns Hill Steps and Mount Flagon House will be found a short way up on the right.

What3words: butterfly.raced.loose

Property information

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band E

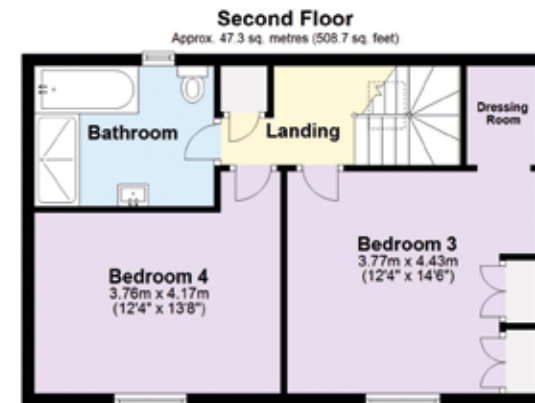
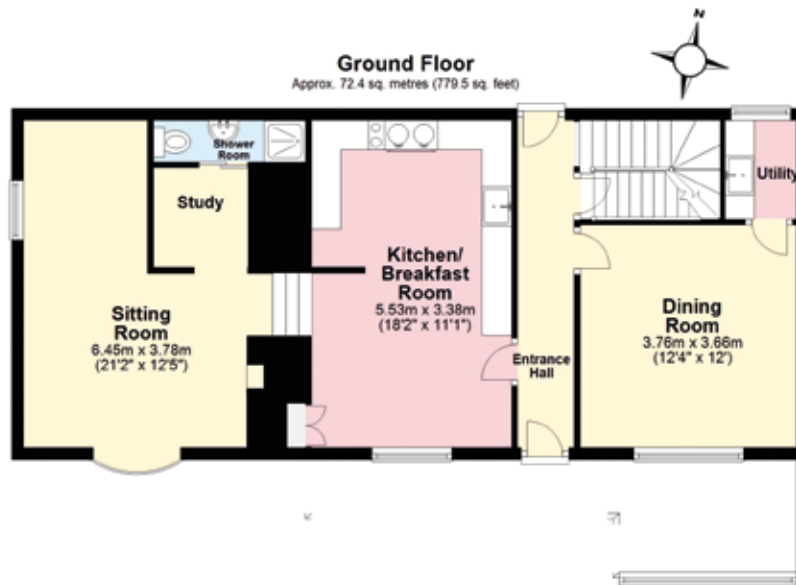
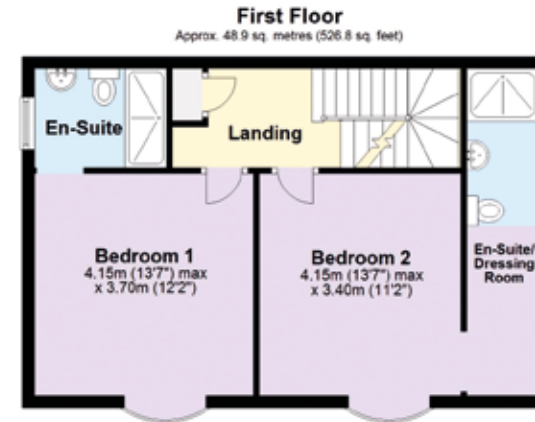
EPC Rating: E

Guide Price: £895,000

Approximate Gross Internal Floor Area
191.8 sq m (2064.0 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Exeter
 19 Southernhay East
 Exeter
 EX1 1QD
knightfrank.co.uk

I would be delighted to tell you more

Sarah-Jane Bingham-Chick
 01392 423111
sj.chick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated September 2023

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com