



## Ebony House, Dartmouth, Devon

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A **beautifully refurbished** home on the outskirts of town in a quiet and secluded setting.

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Stunning open plan living with three bedrooms, three bathrooms, lovely gardens, and gated driveway parking.

### Summary of accommodation

Entrance porch | Entrance hall | Open plan kitchen/dining room/living room  
Cinema/TV room | Utility

Main bedroom with dressing room and en suite shower room

Guest bedroom with en suite shower room | Third double bedroom

Family bathroom

Cellar storage/gym

Gardens | Terraces | Driveway parking for two vehicles

### Distances

Dartmouth Town Centre 1 mile, Totnes Train Station 12 miles

A38 Devon Expressway (M5) 19 miles

(All distances and times are approximate)





## Situation

Townstal Pathfields is a quiet residential no through road, situated on the outskirts of Dartmouth. Dartmouth is a wonderful and vibrant waterside town situated on the Dart Estuary. There is an abundance of shops, boutiques, galleries, pubs and restaurants and the town is home to the Britannia Royal Naval College. Dartmouth benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets and hosts a number of fabulous events and festivals throughout the year.

The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe. Dartmouth lies within the South Devon Area of Outstanding Natural Beauty and within the district town as the South Hams.

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

## The property

Ebony House is a beautifully refurbished home with wonderfully spacious and bright accommodation arranged over one level. The stylish finish is evident throughout with great attention to detail at every turn. The entrance porch and hall provide a warm welcome and lead through to the stunning open plan living/dining/kitchen with wall-to-wall windows, doors leading to the adjoining terrace and a gorgeous outlook.

The handmade kitchen was designed and built by a local carpenter and is well appointed with a good range of units, polished concrete work tops and an island unit with breakfast bar. Appliances include induction hob, dishwasher, double oven and fridge/freezer. The double sliding doors open from the kitchen onto the adjoining al fresco dining terrace.

The dining area is open plan to the kitchen with built in banquette seating and low-level lighting. The living room is fitted with an inset wood burning stove and banquette seating wraps itself around the wall-to-wall corner windows taking in the glorious outlook. In addition is a cinema/media room which would also make an ideal home office.





There are three double bedrooms, all with doors leading to the terraces, and two of the bedrooms have beautifully fitted en suite shower rooms in addition to the beautifully appointed family bathroom. The main bedroom also benefits from a dressing room.

## Outside

Outside, the double five bar gates provide access to a driveway offering parking for two vehicles. Further gates provide access to an inner courtyard which in turn leads to the house. The gardens, which are largely south and west-facing, wrap around the house and include a dining terrace and gravelled and lawned areas. The gardens offer a high level of privacy and are well stocked with established trees, shrubs and bushes.

There is a large cellar/storage area under the house which is accessed from the garden and suitable for bikes, paddleboards and gym equipment.

## Services

All mains services connected.

## Fixtures and fittings

All items usually known as owner's fixtures and fittings, whether mentioned or not in these particulars, together with all items of equipment and garden statuary are excluded from the sale, but some may be available by separate negotiation.

## Property Information

**Tenure:** Freehold

**Local Authority:** South Hams District Council: 01803 861234

**Council Tax:** No current band – previous holiday let

**EPC Rating:** D

**Guide Price:** £795,000





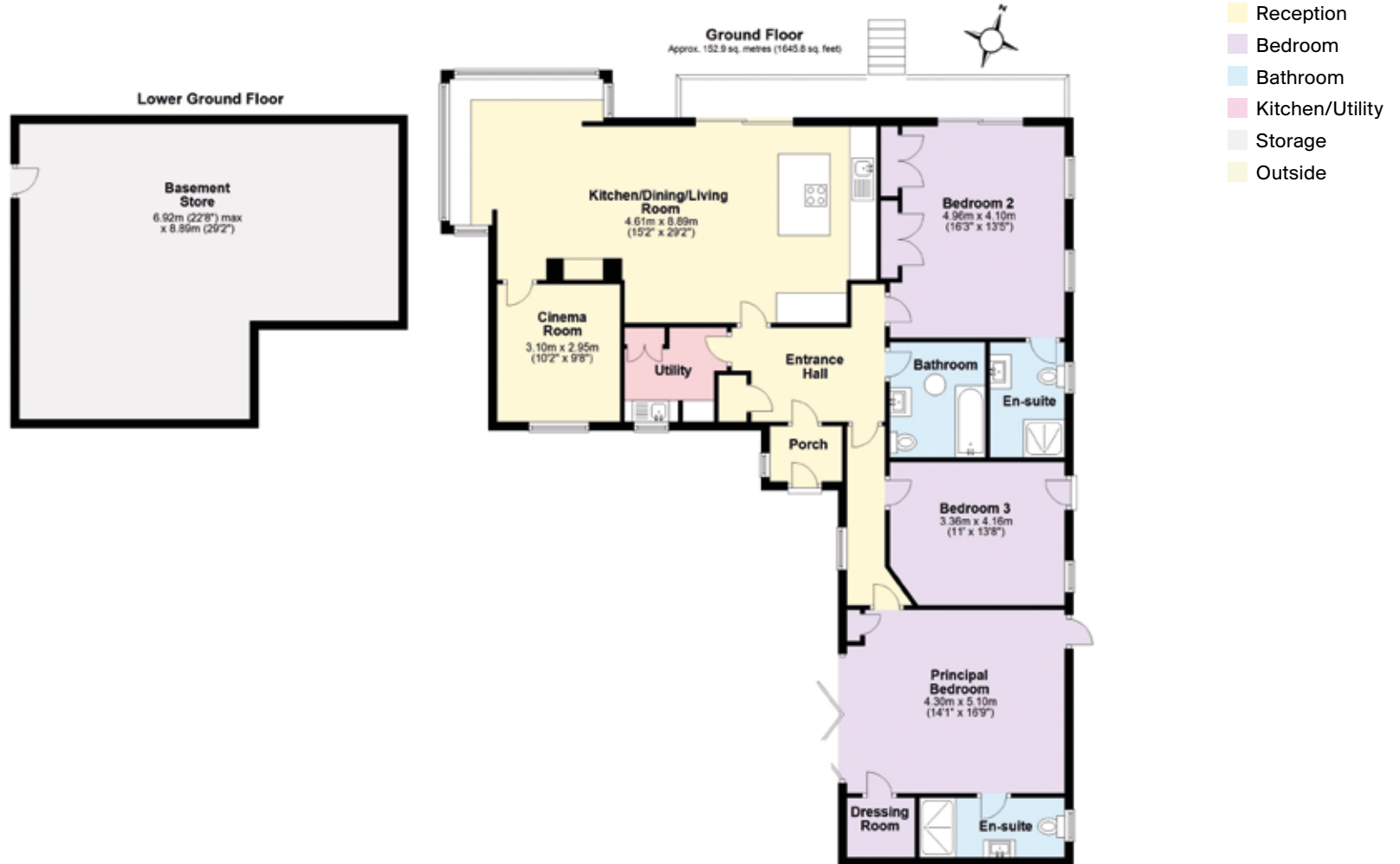
## Directions (TQ6 9HL)

Proceed into Dartmouth on the A379, passing Sainsbury's and Lidl. At the next roundabout proceed straight ahead and Townstal Pathfields is the first turning on your right. Number 29, Ebony House, is the last property on the left-hand side and is approached through double five bar gates.



**Approximate Gross  
Internal Floor Area  
1645.8 sq ft/152.9 sq m**

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.



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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.

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