



THE MISSION HOUSE

Dartmouth, Devon



A TURN-KEY GRADE II LISTED TOWNHOUSE

In a frontline waterfront position with superb views over the River Dart, a guest cottage and double garage.

Summary of accommodation

The Mission House

Entrance hall | Open plan kitchen and dining room | Utility room/wine storage | Drawing room | Library
Cinema/media room | Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom
Private terrace | Double garage with first floor storage

Bayards Mews Cottage

Open plan living room and kitchen | Mezzanine seating area with balcony | Two bedrooms Bathroom

Distances: Blackpool Sands 2.8 miles,
Totnes 13 miles (London Paddington from 2 hours 42 minutes), Exeter 44 miles
(All distances and times are approximate)

SITUATION

The Mission House looks out over the picturesque River Dart in an unrivalled waterfront position in Dartmouth, an iconic sailing town with a fascinating history and vibrant atmosphere. Baynards Cove is steeped in maritime history, with Bearscove Castle at the end of the quay, built in the early 1500s. In 1620 the Mayflower and Speedwell resided here before sailing across the Atlantic.

The River Dart, and in particular Dartmouth, are some of Devon's most sought after waterfront locations. Dartmouth is home to the historic Britannia Royal Navy College, acclaimed fine dining restaurants, boutiques, and artisan cafes as well as an array of shops and practical amenities such as supermarkets, vets, and doctors' surgeries.

Blackpool Sands is just under three miles from the property and is regarded as one of South Devon's finest beaches. It is a Blue Flag Beach offering clean, clear water for swimming and paddle boarding with lifeguards on duty during the summer months.

Communication links to and from the area are excellent with the A379 providing access to Paignton and then onto Exeter via the A380/A38. There is a mainline station at Totnes offering regular direct services to London Paddington taking from 2 hours 42 minutes.

THE MISSION HOUSE

The Mission House has stood on this site since the 1700s, with later alterations during the 18th century creating the striking Georgian property seen today. The house is Grade II listed with a stunning façade facing the River Dart, which features five sash windows, all with working shutters, and an off-centre front door under a fanlight leading to the recessed porch.



Coded entry gives access the entrance hall, which sets the tone for the rest of the house. Immediately noticeable is the quality and attention to detail in the extensive renovation undertaken by the current owners. The ceiling heights ensure there is a sense of space and grandeur, within a manageable and logical layout and there is extensive modern technology installed providing comfort and practicality for modern living.

The entrance hall leads into the stunning open plan kitchen and dining room, which is flooded with natural light thanks to the sash window facing the River Dart. There is oak flooring and an in-set gas effect fire with stone surround. The kitchen forms the heart of the home, with an extensive range of beautifully crafted drawers and cupboards, with oak and granite worktops. There is a gas Aga and an additional electric four ring hob and oven. The hand built central island is movable and provides additional storage and work top space.

Behind the kitchen is the practical and attractive utility area, which is also used as a wine storage and tasting area, with seating and wine bins.





The outstanding renovation work continues to the first floor where there is a magnificent 21ft drawing room with far-reaching views over the River Dart through the two sash windows. There is an open fire, ornate ceiling plaster work and oak flooring. Beyond the drawing room is library area, providing an ideal space in which to relax with a book and enjoy the views.

From the first floor the rear terrace is accessed, an ideal area for outdoor entertaining including an Orange Barked Mytle tree and a Red Acer.

The second and third floors contain the beautifully appointed bedroom accommodation. The principal bedroom has some of the finest views from the entire property, looking along and over the river towards Kingswear, Dartmouth Castle and out to sea. There is an exquisite en suite bathroom attached and a further family bathroom. The remaining bedrooms are all of elegant proportions with charming period features and stunning views.

BAYARDS MEWS COTTAGE

Attached to the main house, and with its own access as well as access from the main house, the cottage offers ideal secondary accommodation for guests. It also offers great income potential from holiday lets, if desired and the cottage is finished to the same exacting standards as the main house. On the ground floor are two bedrooms and an immaculately presented bathroom. The first floor features a cleverly designed open plan living space and kitchen with vaulted ceilings and exposed timbers, above which is a mezzanine sitting area with double doors leading to a balcony with views across the river towards Kingswear and over Dartmouth town centre.

THE GARAGE

Unusually for a central Dartmouth property, The Mission House owns a double garage with an electric door and space for two vehicles. The garage is connected up for lighting, power sockets and broadband. There is a first floor storage area and a winch system to hoist a small boat, kayaks or paddleboards.

PROPERTY INFORMATION

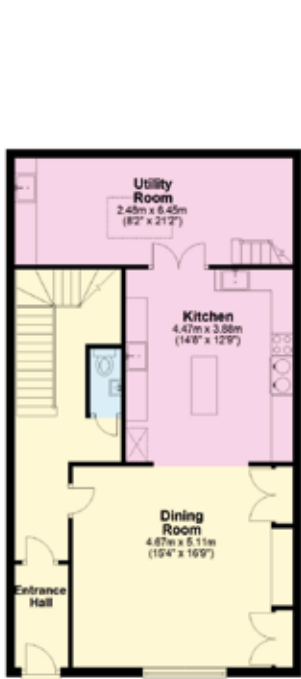
Services: Lutron lighting
Cat 5 cabling
Mains gas central heating
Mains electricity, water and drainage

Tenure: Freehold

Local Authority: South Hams District Council southhams.gov.uk

Council Tax: The Mission House: Band G
Bayards Mews Cottage: Band B

EPC Rating: Bayards Mews Cottage: D



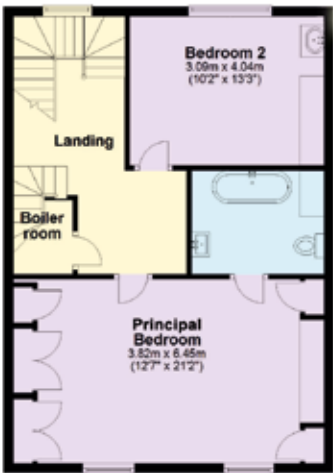
Ground Floor



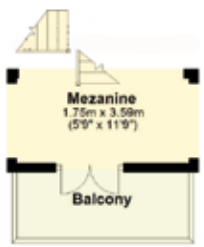
First Floor



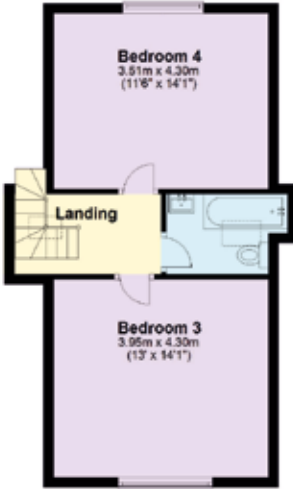
Ground Floor



Second Floor



Third Floor



Third Floor

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

Approximate Gross Internal Area House: 2,693 sq ft
Bayards Mews Cottage: 726 sq ft
Total: 3,419 sq ft
Garage 707 sq ft (plus outside area)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com

Knight Frank Country Department
55 Baker Street, London
W1U 8AN

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2025. Photographs and videos dated September 2022. 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.