



## HOPE COTTAGE

Lower Ferry Slip, Dartmouth, Devon, TQ6 9AW



# A GORGEOUS WATERSIDE COTTAGE

With three bedrooms and spectacular  
views out to the River Dart.

## About the property

Riverside cottage | South-facing | Grade II listed | Breathtaking river views | Three bedrooms  
Business opportunity | Full of character & history

N.B. Garage parking available by separate negotiation

Local Authority: South Hams District Council

Council Tax band: D

Tenure: Freehold

Guide price: £925,000



## SITUATION

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, a cinema, a library, two swimming pools, a leisure centre and two 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.

# DESCRIPTION

Hope Cottage offers a unique and rare opportunity to purchase a historic riverside cottage enjoying stunning views of the River Dart and out to sea. Aptly named due to the antique relief of Fortuna (Roman Goddess of luck, fortune and fate) on the front elevation this special property enjoys a southerly orientation as well as views both up and down the River Dart and out to sea. The cottage is full of character features and charm yet is bright and airy and offers a different vantage point of life on the river from every room. A far cry from its history as the Marine Tavern in the 19th & 20th centuries the accommodation is thoughtfully arranged and spacious. In addition to the cottage there is a separate garage, available by separate negotiation, which provides parking for four vehicles as well as plentiful storage and scope for development (subject to necessary permissions) or a business opportunity. The cottage is situated in the heart of Dartmouth overlooking the historic Bayard's Cove and offers easy, level walking distance to all of the restaurants and shops Dartmouth has to offer. On the market for the first time in 36 years the sale presents the chance to purchase a lifestyle opportunity on the River Dart and a piece of Dartmouth heritage.



# GARAGE

Available by separate negotiation is a garage which not only provides ample parking for several vehicles but there is also space for storing kayaks, paddleboards or a tender to launch to the River Dart which is only a stones throw away. The garage is separately rated to the cottage and has power and lighting and an inspection pit. As a result, the garage offers a variety of potential business uses such as water sports storage, café or bar (subject to necessary permissions).

Not only does the garage offer an incredibly rare and versatile space it also offers development potential. The garage previously had approved planning permission which has now lapsed to extend above and create a one bedroom apartment with open plan living space, bathroom and terrace overlooking the front of the property. The existing garage would remain a garage with a useful store area to the rear.



# ACCOMMODATION

A waterside pathway (ropewalk) provides space for a table and chairs as well as access to the cottage. The front door leads to a quarry tiled hall offering space for shoes and coats. A turned staircase rises to the first floor landing with windows offering views of the River Dart as well as a utility cupboard with space and plumbing for a washing machine. Accessed from the landing is the wonderful sitting room with two sash windows offering a southerly aspect, bathing the room in natural light and outlook toward Dartmouth Castle and out to sea. In the cooler months the sitting room is a cosy space with feature fire place with alcove shelving either side and exposed stone wall. Next to the sitting room is the kitchen/breakfast room which has a range of floor and wall mounted units, space for an electric oven, fridge and dishwasher. Another sash window provides a stunning aspect whilst enjoying a morning cup of tea or coffee.

Stairs rise to the second floor and the three bedrooms on offer. Bedroom one is spacious and benefits from two sash windows providing spectacular river views. The bedroom has a decorative fireplace and offers plenty of space for wardrobes and storage furniture. Bedroom two benefits from the same views as bedroom one and has a built in wardrobe. Bedroom three is of a good size and offers a different aspect enjoying views of the South Embankment and up the River Dart. The bedrooms are served by two bathrooms both with showers over, WC, wash hand basins and heated towel rails.

Completing the accommodation on the ground floor is a most useful and versatile space which offers great storage for additional appliances, paddleboards or bikes or it could be converted to provide further accommodation (subject to necessary permissions) if required. The room has two windows overlooking the front of the property as well as one to the rear and has power, light and a water supply. There is also an additional storage room with power. To the rear is a separate entrance to the property allowing easy to the cottage and storage rooms.





# PROPERTY INFORMATION

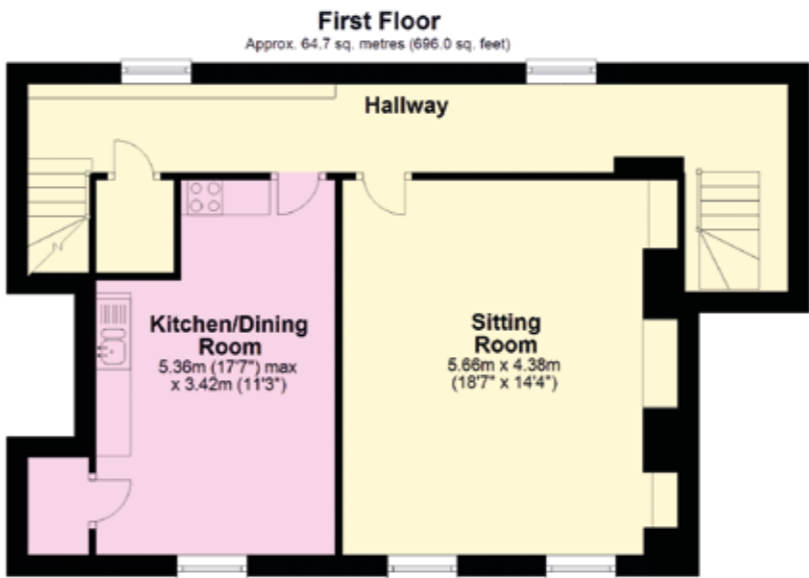
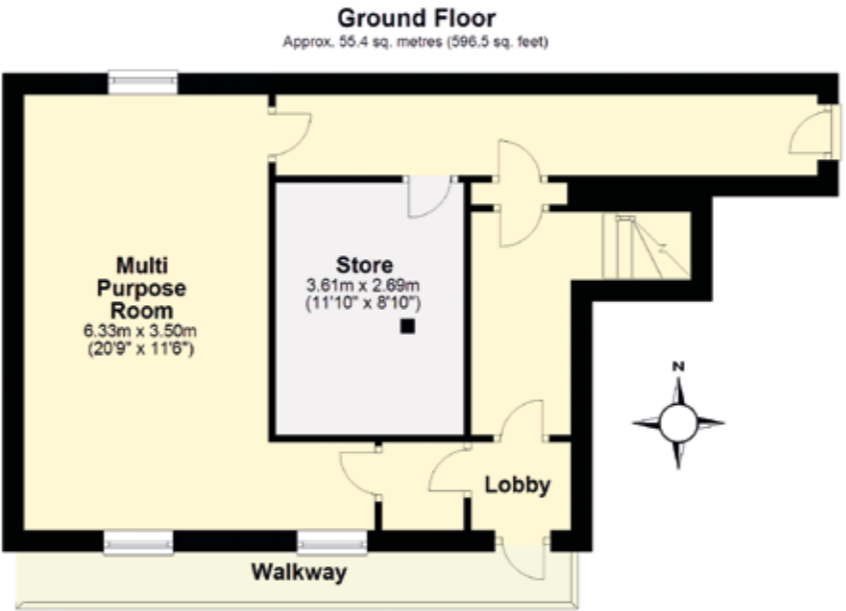
Services: Mains electricity, water and drainage. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

Viewing: Strictly by prior appointment with Knight Frank 01392 423111

# DIRECTIONS

Postcode: TQ6 9AW  
what3words: ///noun.junior.wordplay

From the Mayors Avenue Car Park proceed along The Quay to the B3205 which in turn becomes Lower Street before turning left at the Lower Ferry slip where you will find the property on the left hand side.



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

Approximate Gross Internal Area:  
177.5 sq m / 1910.1 sq ft

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.

I would be delighted  
to tell you more.

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