



Lantern House



Lantern House

12 Clarence Hill, Dartmouth, TQ6 9NX

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A charming, period townhouse offering spacious and versatile accommodation, an enclosed private terrace and wonderful views of the River Dart.

- No Onward Chain
- 3/4 Bedrooms
- River Glimpses
- Low Maintenance Garden
- Period Features
- Spacious Accommodation
- Freehold
- EPC E / Council Tax E

Guide Price £599,995

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

DESCRIPTION

Lantern House is situated in the popular residential area of Clarence Hill, a picturesque street lined with historical townhouses and only a short walk from the town centre and the River Dart. The property is a spacious townhouse with versatile accommodation arranged over three floors. On the ground floor is the dining room which could also be a sitting room with plenty of space to accommodate both sitting and dining furniture. Next to the dining room is the well-equipped and tastefully finished kitchen which provides access to the rear of the property. On the first floor is the sitting room which could be used as an bedroom, an additional bedroom and shower room. On the second floor are two further bedrooms with the principle room offering wonderful views of the River Dart and out to Dartmouth Castle. Completing the accommodation is a fabulous bathroom with separate shower. Outside there is a low maintenance garden with raised decked terrace offering views of the River Dart and across to Kingswear.



ACCOMMODATION

The front door opens to the spacious dining room which is full of character including high ceiling with cornicing and ceiling rose and a feature decorative fireplace. This spacious room has two large windows overlooking Clarence Hill with inset plantation shutters. Next to the dining room is the beautiful kitchen which features a range of floor and wall mounted units above and below granite worktops and upstands. The kitchen is well equipped featuring an integrated electric oven with warming drawer, hob, dishwasher and washing machine whilst a useful cupboard tucked beneath the staircase houses the gas fired boiler and offers space for a tumble dryer. A window overlooks the rear terrace whilst a short set of steps lead to a door opening to the rear of the property.

Stairs rise to the first floor landing and in turn the sitting room which could also be used as a bedroom. This spacious and bright room benefits from glimpses of the River Dart and across to Kingswear as well as a feature, electric fire and useful built in cupboard. Also situated on the first floor is a double bedroom overlooking the rear of the property and a smartly finished shower room with WC, wash hand basin, heated towel rail and airing cupboard housing the hot water cylinder. On the second floor are two further double bedrooms including the principal bedroom which benefits from wonderful views over the River Dart and out to Dartmouth Castle. The bedroom is spacious and features characterful wood panelling as well as a built in wardrobe. Bedroom three is currently arranged as a twin room and overlooks the rear garden. The bedrooms are served by a luxurious bathroom with separate shower, WC and wash hand basin.

OUTSIDE

To the rear of the property is a private paved courtyard with built in storage. Steps rise to a composite decked terrace with stainless steel balustrade and glass panelling and inset LED lighting making this the perfect spot for alfresco dining and entertaining whilst enjoying the afternoon sunshine.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

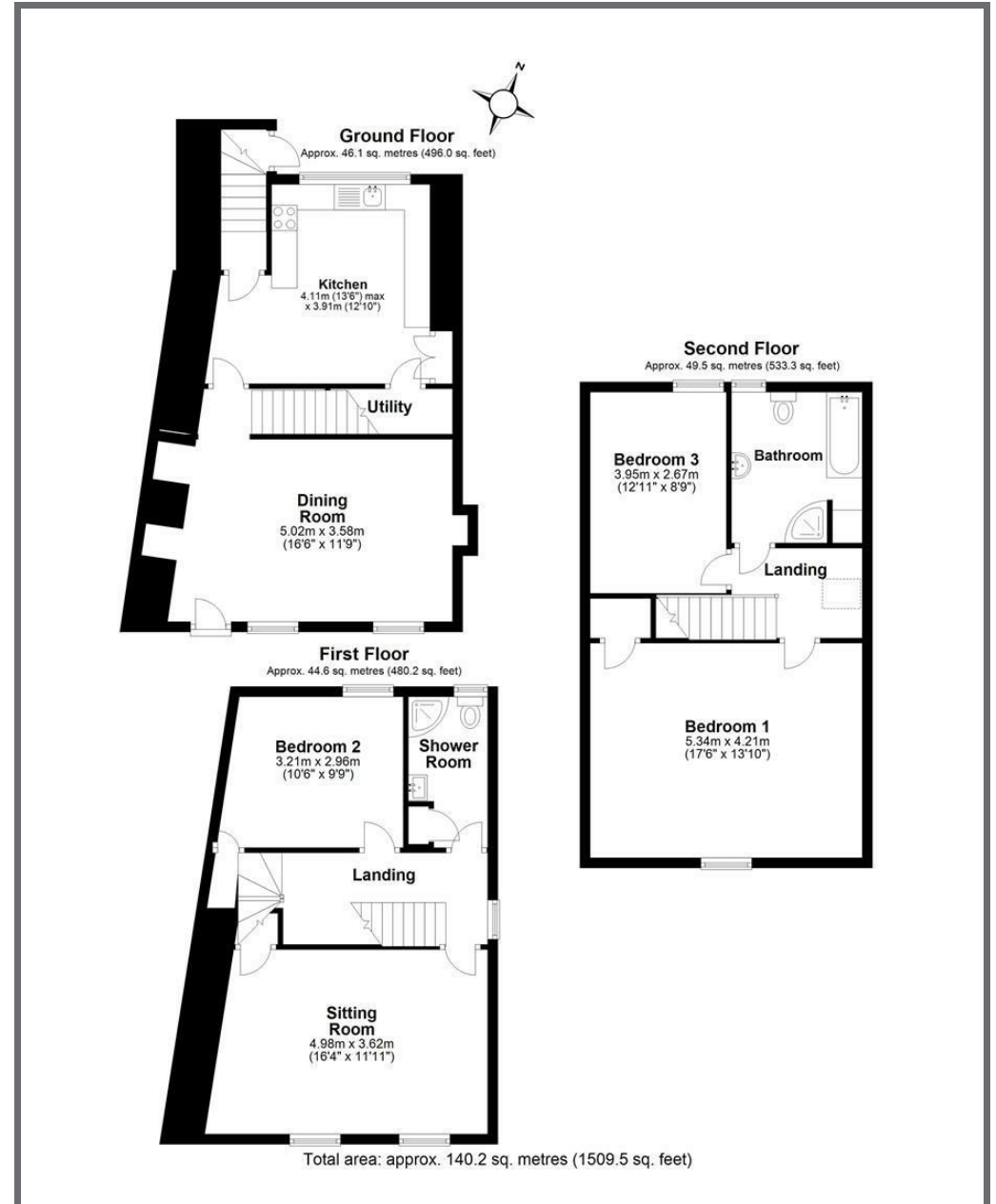
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office turn right into Foss Street where at the end turn right in to Broadstone. After a short distance turn left in to Clarence Hill where the property will be a short distance on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336