



CROWTHERS HILL

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Crowthers,

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Crowthers Hill, Dartmouth, Devon TQ6 9QX

Totnes 13 miles Plymouth 30 miles Exeter 42 miles

A character cottage situated in an elevated position enjoying wonderful views over Dartmouth and the River Dart.

- No Onward Chain
- Wonderful Views Over Dartmouth
- 2 Bedrooms
- Freehold
- Successful Holiday Let
- Decked Terrace & Patio
- Character Features
- EPC E / Council Tax N/A

Offers In Excess Of £380,000

## 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

Crowthers Hill is a charming and popular residential area situated in an elevated position yet only a short walk from the town centre and River Dart. Crowthers is a wonderful, characterful cottage currently utilised as a successful holiday and is ideally located for exploring the surrounding coast and countryside. The accommodation is beautifully presented with up to date fixtures and fittings throughout whilst retaining plenty of characterful features. On the ground floor is an open plan living area with a feature fireplace, flagstone floor and modern kitchen with French doors opening to a composite decked terrace enjoying wonderful views over Dartmouth. On the first and second floors and two double bedrooms and a luxurious bathroom.



## ACCOMMODATION

A charming stable door leads to the open plan living space which features a flagstone floor, shutters to the front window and a feature, inset multi-fuel stove. The room will easily accommodate sitting and dining furniture whilst the attractive kitchen has a range of floor and wall mounted units above and below tiled surrounds and wooden worktops. The kitchen offers an integrated electric oven, gas hob, dishwasher and fridge, whilst there is also a Butler sink. French doors lead from the kitchen to a composite decked terrace making this a perfect spot for alfresco dining and entertaining. The entire ground floor enjoys a separate programmed under floor heating system.

Stairs rise to the first floor and lead to the first of the two double bedrooms. Currently arranged as a twin room the space would also work well as an additional reception room. Wooden flooring flows through to the smartly finished bathroom with exposed stone and partially tiled walls, a roll top bath with clawed feet and shower over, WC, wash hand basin and there is also space for an inset washing machine. An additional set of stairs rise to the second floor passing a built in wardrobe and leading to the principle bedroom which has two dormer windows, one of which gives access to stunning views over Dartmouth, the River Dart and across to the Britannia Royal Naval College.

## OUTSIDE

Accessed from the open plan living space is a composite decked terrace which enjoys a wonderful view over Dartmouth. A set of steps lead down to an additional private, paved terrace with access to a useful storage area, perfect for storing garden furniture.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Under floor heating to ground floor. 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 proceed along Duke Street and then turn left on to Anzac Street. Pass St. Saviours church on your left before taking the steps up to Smith Street. At the top of the steps turn right and then follow the road to the left. Proceed up the hill and then turn right. Continue up the hill where you will find the property on the right-hand side opposite the turning to Jawbones Hill.



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.



**Ground Floor**  
Approx. 19.8 sq. metres (213.0 sq. feet)

**First Floor**  
Approx. 19.8 sq. metres (213.0 sq. feet)

**Second Floor**  
Approx. 12.8 sq. metres (137.9 sq. feet)

Total area: approx. 52.4 sq. metres (564.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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