



7 Church Road







# 7 Church Road

Dartmouth, Devon, TQ6 9HQ

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A most attractive and substantial, detached residence offering versatile accommodation and occupying an elevated position with wonderful, far-reaching views over Dartmouth.

- Substantial, Detached Residence
- Over 5,000 Sq. Ft. of Versatile Accommodation
- Outbuilding With Much Potential
- Landscaped Gardens
- Freehold
- Wonderful Far-Reaching Views
- Separate 2/3 Bed Apartment
- Off-Road Parking For Several Vehicles
- Character Features
- EPC D / Council Tax N/A

Guide Price £2,000,000

## Stags Dartmouth

9 Duke Street, Dartmouth, Devon, TQ6 9PY  
01803 835336 | [dartmouth@stags.co.uk](mailto:dartmouth@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS  
020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



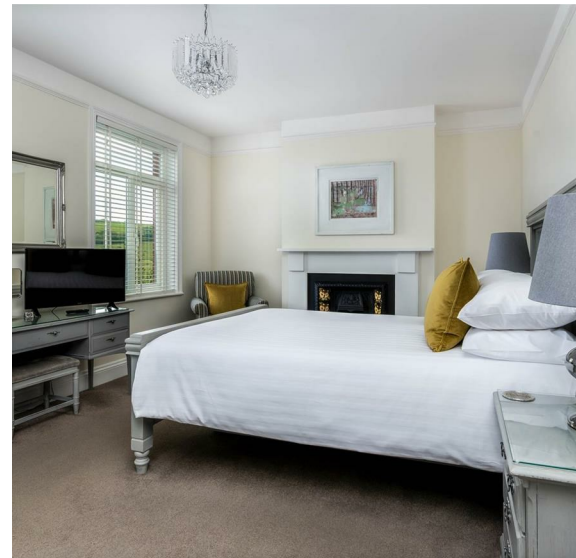
## SITUATION

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

The property is set in a commanding position offering wonderful far-reaching views over Dartmouth, surrounding countryside, the River Dart and out to sea. Located in a popular, quiet residential area yet conveniently situated for easy access to the town centre and River Dart being less than a 10 minute walk away. The property is a substantial, detached residence offering over 5,000 sq. ft. of versatile and elegant accommodation arranged over three floors. The front door opens to a welcoming entrance hall which leads to the characterful sitting room featuring picture and dado rails, cornicing and high ceilings. Next to the sitting room is a beautiful dining room with patio doors opening to a paved terrace. There is also a well equipped kitchen with separate utility area and a study. The property offers ten, ensuite, luxurious bedrooms with many enjoying the breath-taking views over Dartmouth. On the top floor is a beautifully presented three double bedroom self-contained apartment which would serve as a perfect annexe for those looking for multi-generational living. The apartment enjoys some of the finest views available from the property and is bathed in natural light from large Velux windows throughout.

Outside, there is off-road parking for several vehicles on a wide, tarmac and gravel driveway. Leading from the driveway is a detached outbuilding which is currently utilised as useful storage but offers potential for conversion (subject to necessary permissions). To the rear of the property is a large and smartly paved, south facing terrace which is perfect for alfresco dining and entertaining. A large section underneath the terrace offers excellent storage / gym area, with double doors opening onto the rear garden, taking in the countryside views beyond. Below is a landscaped, level lawn bordered by mature shrubs and hedging providing a wealth of colour and privacy to enjoy a second lower terrace and sunshine throughout the day.





#### TENURE

Freehold. The property has been granted change of use from Bed & Breakfast to a single dwelling.

#### 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](mailto:customer.services@southhams.gov.uk).

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn left into Church Road. Proceed up the hill where you will find the property on the left hand side.

Approximate Gross Internal Area = 493.1 sq m / 5308 sq ft  
 (Including Eaves)  
 Outbuilding = 31.5 sq m / 339 sq ft  
 Total = 524.6 sq m / 5647 sq ft

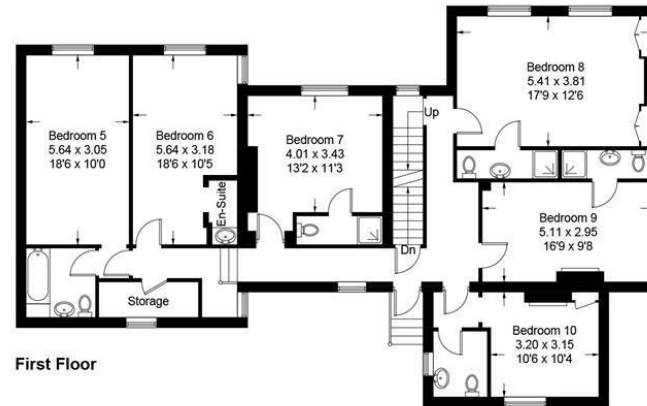
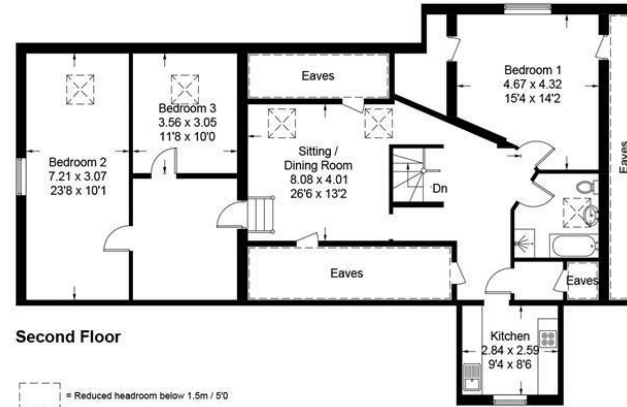
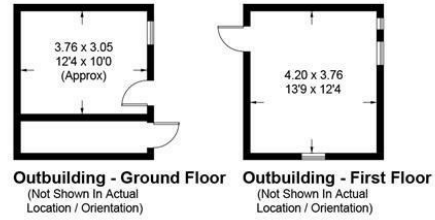


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1023604)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



