



Gothic Cottage



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Weeke Hill, Dartmouth, Devon, TQ6 0JT

Totnes 14 miles Plymouth 30 miles Exeter 42 miles

A Gothic style, Grade II Listed detached cottage a mile from the town centre, situated within it's own grounds with a separate large boathouse/garage and parking area.

- No Onward Chain
- Detached Boathouse/Garage with Parking
- Grade II Listed
- Character Features
- Semi Rural Location
- South Facing
- Freehold
- EPC E / Council Tax E

Guide Price £465,000

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

Weeke Hill is a tranquil road leading from Warfleet to Little Dartmouth and offers it's residents a wonderful semi-rural lifestyle within just a few minutes of the River Dart, Dartmouth town centre and the South West Coast Path. The property is a charming Grade II listed, Gothic style detached cottage, believed to date from circa 1845, set in approx. 0.2 acres of south facing, pretty hillside gardens and orchard. Gothic Cottage is only a mile from the town yet has a picturesque rural outlook and the tranquil sounds of the nearby stream. There is a separate detached boathouse/garage and additional parking situated just a short distance from the cottage.



ACCOMMODATION

Old stone walls and steps lead up to the entrance porch with tiled floor where further double doors lead through to the spacious characterful sitting room which is open plan to a substantial dining room, each with bright, oriel bay windows overlooking the fields opposite. Doors off lead to a useful study or third bedroom, a spacious downstairs cloakroom and a large walk in storage cupboard. The country style kitchen has wooden panelling, tiled work surfaces and a recess area for utilities. A rear door leads to a small walled courtyard.

Stairs rise to the first floor landing and two double bedrooms with lovely views from distinctive period windows. Across the hallway is a newly renovated and luxurious family bathroom featuring a 'P' shaped bath with shower over, WC, wash hand basin.

OUTSIDE

To the front a low walled garden hosts flowers, shrubs and an ornamental pond. To the rear is a large hillside garden and leading to an orchard, with picturesque views and a sunny aspect. A Large detached boathouse/garage is situated approximately 60m from the cottage, with additional parking for two further vehicles on hardstanding. The stand alone garage offers much potential for conversion (subject to necessary permissions). The garage is double aspect with two sets of double-glazed frosted windows, up and over door, wide access hatch to boarded loft with external door opening to the front.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private Drainage. Electric radiators throughout.

Standard broadband available at this location and no 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 in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place. Turn right onto Newcomen Road and continue along to South Town and then Warfleet Road. Continue straight on as the road goes past the Pottery on your left and Gothic Cottage will be found half a mile up Weeke Hill on your right. The garage and parking bay are situated approximately 60 metres before the house entrance.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	40
EU Directive 2002/91/EC			

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