



Hope Cottage











# Hope Cottage

Lower Ferry Slip, Dartmouth, Devon, TQ6 9AW

Kingsbridge 14 miles Totnes 14 miles Exeter 43 miles

A rare opportunity to purchase a historic riverside cottage with stunning views of the River Dart and a versatile 4 car garage.

- Riverside Cottage
- Grade II Listed
- 3 Bedrooms
- Business Opportunity
- Freehold
- South Facing
- Breath Taking River Views
- Garage Parking for 4 Vehicles
- Full of Character & History
- EPC E / Council Tax D

Guide Price £1,250,000

## Stags Dartmouth

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@StagsProperty



**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**

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 fry 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 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.

**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 of 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 access to the cottage and storage rooms.







## GARAGE

Included in the sale 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.

## TENURE

Freehold.

## 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)

## 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.

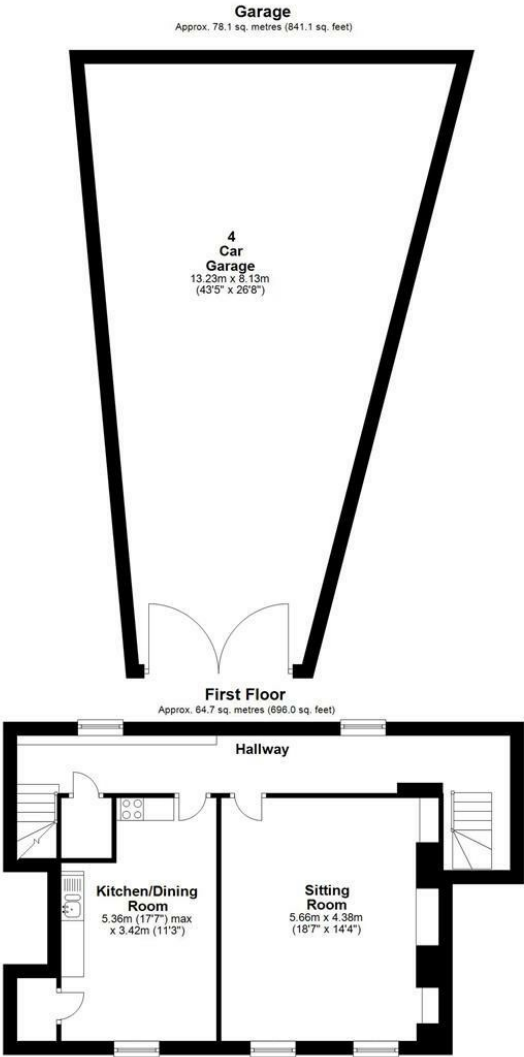
## DIRECTIONS

From Stags Dartmouth office 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. Proceed along the road 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.

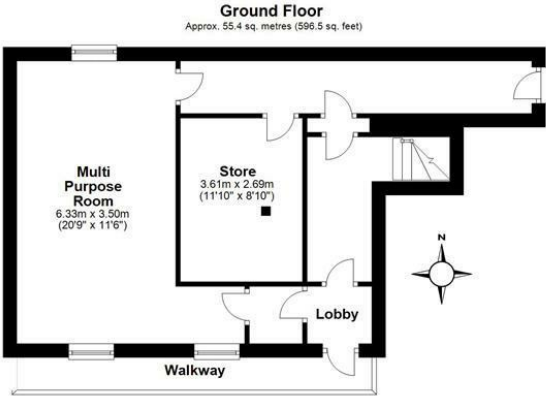




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

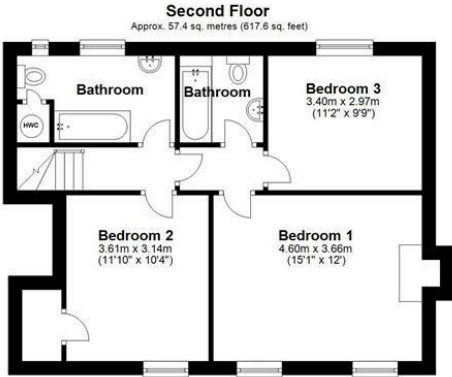


Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.



Total area: approx. 177.5 sq. metres (1910.1 sq. feet)

Total area Including Garage 255.6 sq. metres (2751.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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	







