



1A AND 1B CHURCH CLOSE
DARTMOUTH, TQ6 9DH



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

INTRODUCTION SUMMARY

A once-in-a-lifetime opportunity in the heart of Dartmouth - two exquisite apartments or one grand multi-storey residence.

Presenting an exceptionally rare opportunity to own a piece of Dartmouth's iconic waterfront. Whether you're seeking a luxurious holiday escape, a premium investment property, or a breathtaking full-time residence, this offering provides unmatched flexibility and prestige.

Opportunities of this calibre, in such a commanding position, are extraordinarily rare. Arrange your private viewing today and discover the endless potential that awaits.

Whether you're looking to relocate permanently, invest in a holiday retreat, or simply escape for the weekend, Dartmouth offers a unique combination of relaxed luxury, cultural richness, and natural beauty. It's not just a destination—it's a lifestyle.

In a world where coastal towns often lose their authenticity to crowds and commercialism, Dartmouth continues to strike a rare balance: beautifully preserved, effortlessly stylish, and undeniably desirable.



APARTMENT 1A

Impeccably renovated and offered fully furnished, this stylish two-bedroom apartment blends modern comforts with timeless coastal charm.

Featuring high-end finishes, open-plan living, and sea views, there is also another floor in the property which could be bedroom number three it is currently set up as a home office, it's the perfect turn-key pied-à-terre in one of the UK's most sought-after seaside towns.

















APARTMENT 1B

This beautifully appointed three-bedroom residence offers generous proportions, premium furnishings, and designer details throughout.

Recently renovated to an exceptional standard, it offers sophisticated living with spectacular vistas across the River Dart and beyond.





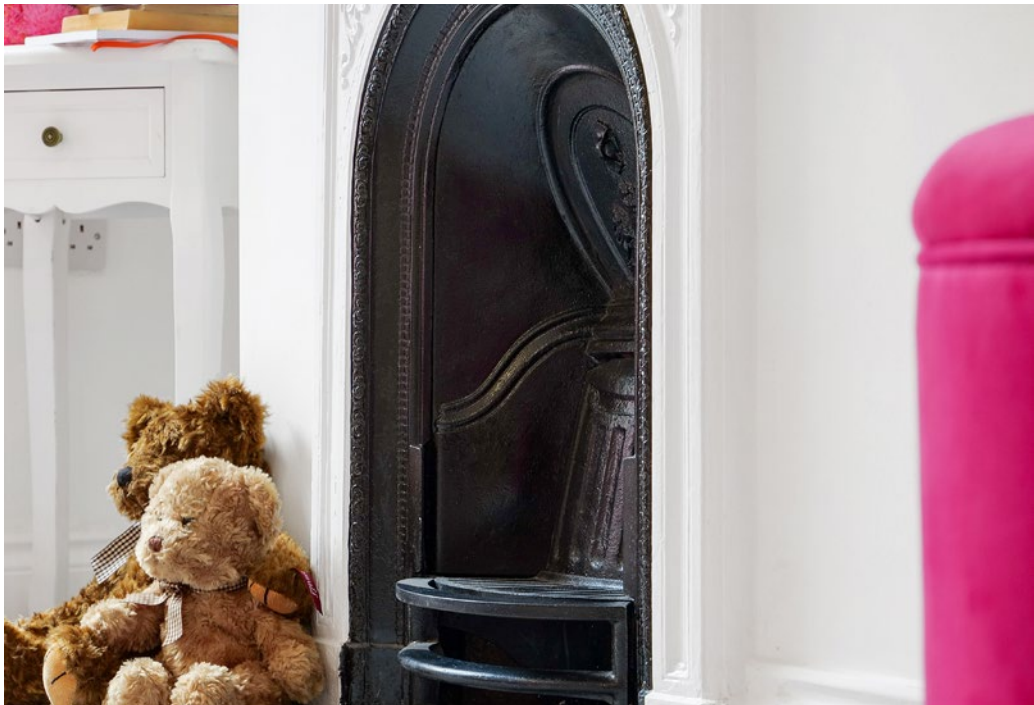












ONE LANDMARK FIVE TO SIX BEDROOM RESIDENCE

For the discerning buyer, the opportunity exists to combine both apartments into an expansive five to six bedroom multi-storey residence.

Imagine a statement home with sweeping sea views from every level, multiple reception rooms, and enough space for grand entertaining or multigenerational living - all set in one of the most prestigious and historic enclaves of Dartmouth.

Located in the very heart of Dartmouth, steps from the marina, boutique shops, and award-winning restaurants, this property is not just a home - it's a lifestyle investment.



LOCATION

Dartmouth offers the perfect balance of peaceful coastal living with convenient access to key travel links and quality education.

Tucked along the scenic banks of the River Dart, Dartmouth is more than just a postcard-perfect town—it's a way of life.

With its historic charm, vibrant cultural scene, outstanding dining, and stunning coastal surroundings, Dartmouth has quietly become one of the UK's most desirable destinations for both full-time residents and second-home seekers.

Dartmouth's beauty is undeniable. Its winding cobbled streets, pastel-coloured Georgian houses, and picturesque harbour create an almost cinematic backdrop.

The town's deep maritime heritage, anchored by the Royal Naval College and centuries of seafaring history, adds a richness of character rarely found elsewhere.

Yet Dartmouth is not frozen in time - it's a thriving, year-round community with a perfect balance of heritage and modernity. Independent boutiques, galleries, and artisan shops line the high street, while the waterfront hums with activity from sailing enthusiasts and visiting yachts.

TRAVEL LINKS:

While Dartmouth enjoys a serene, idyllic setting on the South Devon coast, it remains well-connected for both regional and national travel.

Regular ferry services link Dartmouth with Kingswear, providing swift access to the Paignton railway line and onward connections to Exeter, Plymouth, and London Paddington.

By road, the nearby A38 Devon Expressway offers efficient routes to Exeter and the M5 motorway, making travel by car straightforward for both business and leisure.

For air travel, Exeter International Airport is just over an hour's drive away, offering flights to a range of UK and European destinations—ideal for frequent travellers or second-home owners.

EDUCATION:

Dartmouth is home to several respected educational institutions. For younger children, Dartmouth Academy (ages 3–16) offers a supportive and nurturing environment, combining primary and secondary education in one modern campus.

There are also several highly regarded independent schools within easy reach, including Kingsbridge Community College, Totnes Progressive School, and the prestigious Exeter School or Blundell's School in Tiverton.

The town's commitment to education is matched by its safe, community-driven atmosphere—making it a favoured location for families seeking both lifestyle and learning in a stunning coastal setting.

CULINARY:

One of Dartmouth's most celebrated features is its exceptional food scene. For a relatively small town, it boasts a remarkable concentration of award-winning restaurants, cosy pubs, and stylish cafes.

- The Angel, headed by chef Elly Wentworth (a finalist on *MasterChef: The Professionals), is a local gem offering fine dining with river views.
- Andria, a chic bistro inspired by European cuisine, has earned glowing reviews for its modern plates and relaxed atmosphere.
- For seafood lovers, Rockfish is a must - delivering ultra-fresh catches right by the harbour.
- The Seahorse, another one for the seafood lovers, founded by renowned chef Mitch Tonks, continues to be a cornerstone of Dartmouth's gourmet reputation.

Not to be missed are the delightful independent coffee houses, traditional bakeries, and the bustling Dartmouth Farmers Market, showcasing the best of South Devon's rich local produce.



Photo credit: Photo by Zach Pickering

GENERAL INFORMATION

THE OUTDOORS:

Surrounded by rolling countryside and the South Devon Area of Outstanding Natural Beauty, Dartmouth is a paradise for nature lovers and outdoor adventurers.

The South West Coast Path offers spectacular walking routes, while nearby beaches like Blackpool Sands and Sugary Cove provide tranquil spots for swimming and sunbathing.

The River Dart invites paddleboarding, kayaking, and sailing—and it’s all right on your doorstep.

COMMUNITY:

Despite its popularity with tourists and second-home owners, Dartmouth remains a true community.

Events like the Dartmouth Food Festival, Royal Regatta Week, and various arts and music festivals throughout the year create a lively, welcoming atmosphere that brings locals and visitors together in celebration.

SERVICES:

Mains water, gas and electricity.

TENURE:

Leasehold - 999 years remaining.

The freehold is owned by the vendor via an SPV and may be available for purchase by separate negotiation.

LOCAL AUTHORITY:

South Hams District Council.

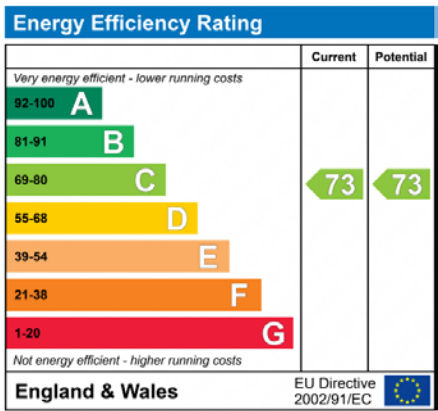
VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Damion Merry, 07369 211 735, damion@luxurypropertypartners.co.uk

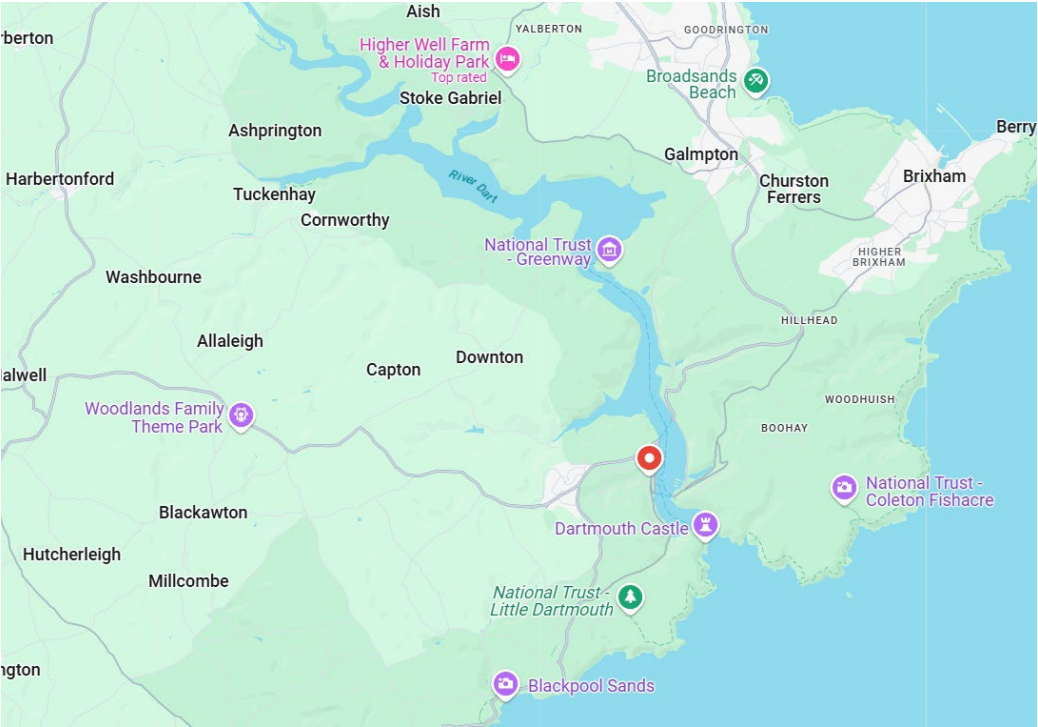
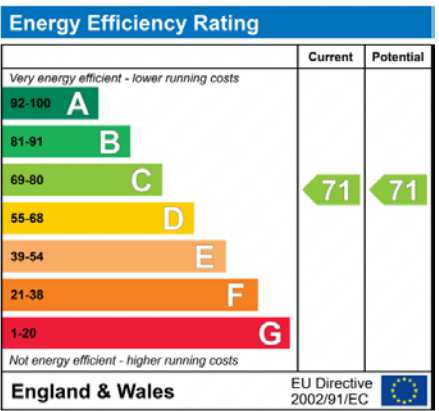
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

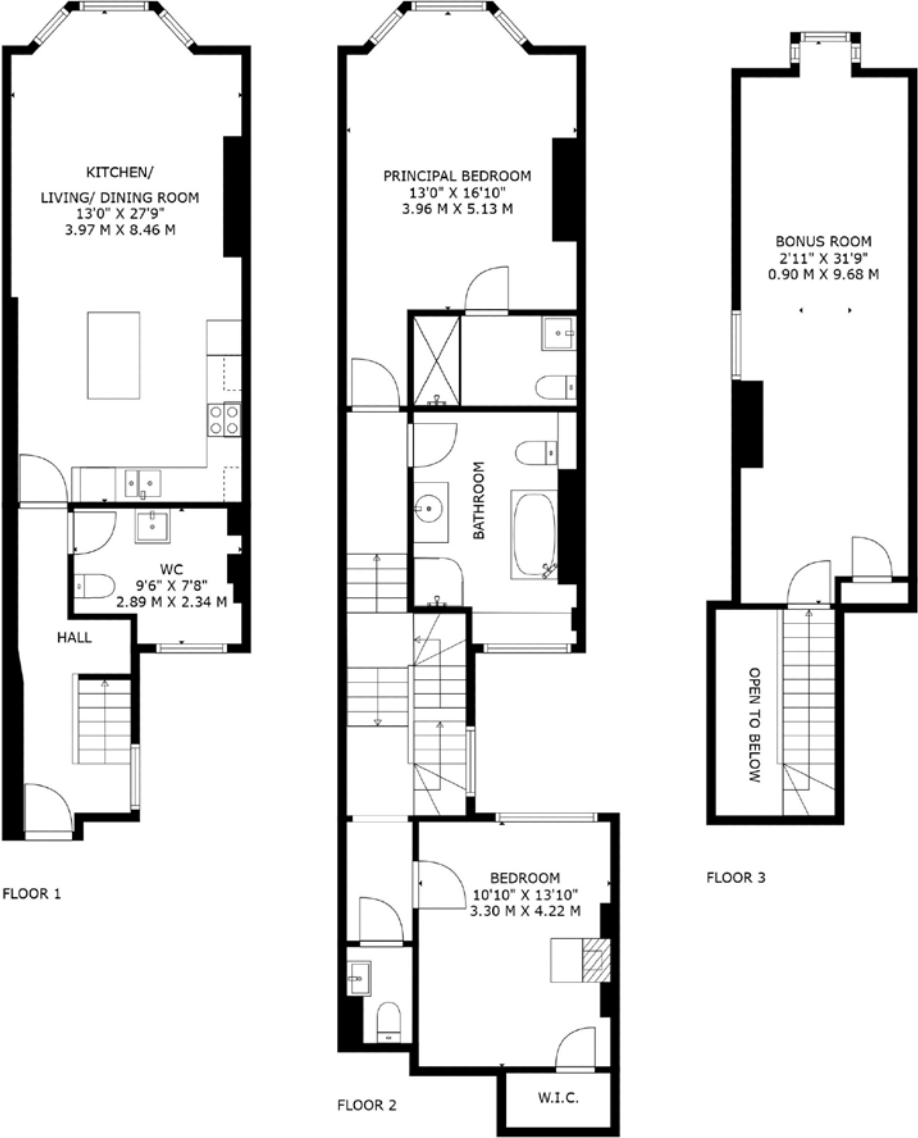
APARTMENT 1A



APARTMENT 1B



APARTMENT 1A

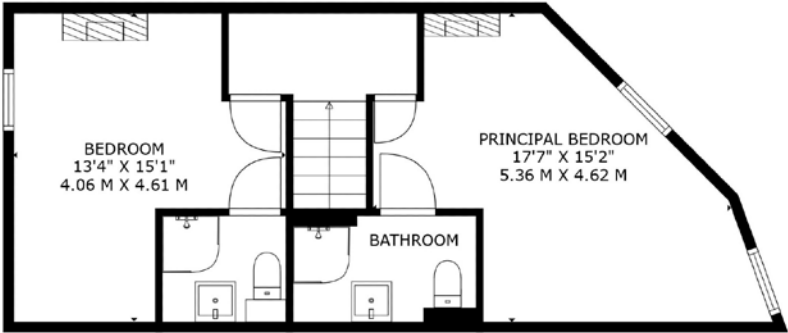


GROSS INTERNAL AREA: 1377 sq ft, 127 m2
OPEN TO BELOW/LOW CEILINGS: 238 sq ft, 22 m2

OVERALL TOTALS: 1615 sq ft, 149 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



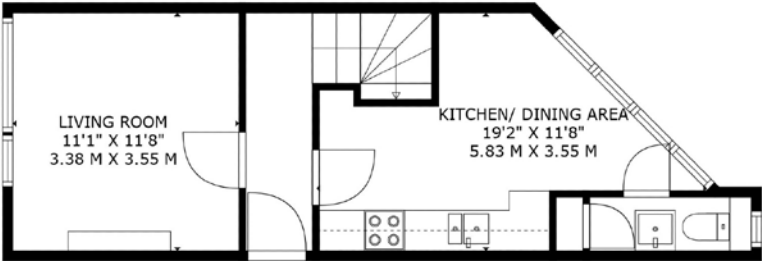
APARTMENT 1B



FLOOR 3



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA: 1140 sq ft, 107 m2
LOW CEILINGS: 16 sq ft, 2 m2

OVERALL TOTALS: 1206 sq ft, 109 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





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Important Notice

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