

THE NAUTICAL NEST,
5A LOWER STRET, DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



5A LOWER STREET, DARTMOUTH

Set within the heart of Dartmouth, this charming and deceptively spacious period property offers beautifully presented accommodation blending character features with practical modern living. Believed to date from the 1920s, the property retains much of its period charm, including high ceilings, sash windows, decorative fireplaces and exposed timber floorboards, all contributing to its warm and welcoming atmosphere.

Tucked away within Dartmouth's vibrant town centre, the property enjoys an enviable position just moments from the waterfront, boutique shops, galleries, cafés and highly regarded restaurants for which this charming South Hams River Dart town is renowned and much loved.

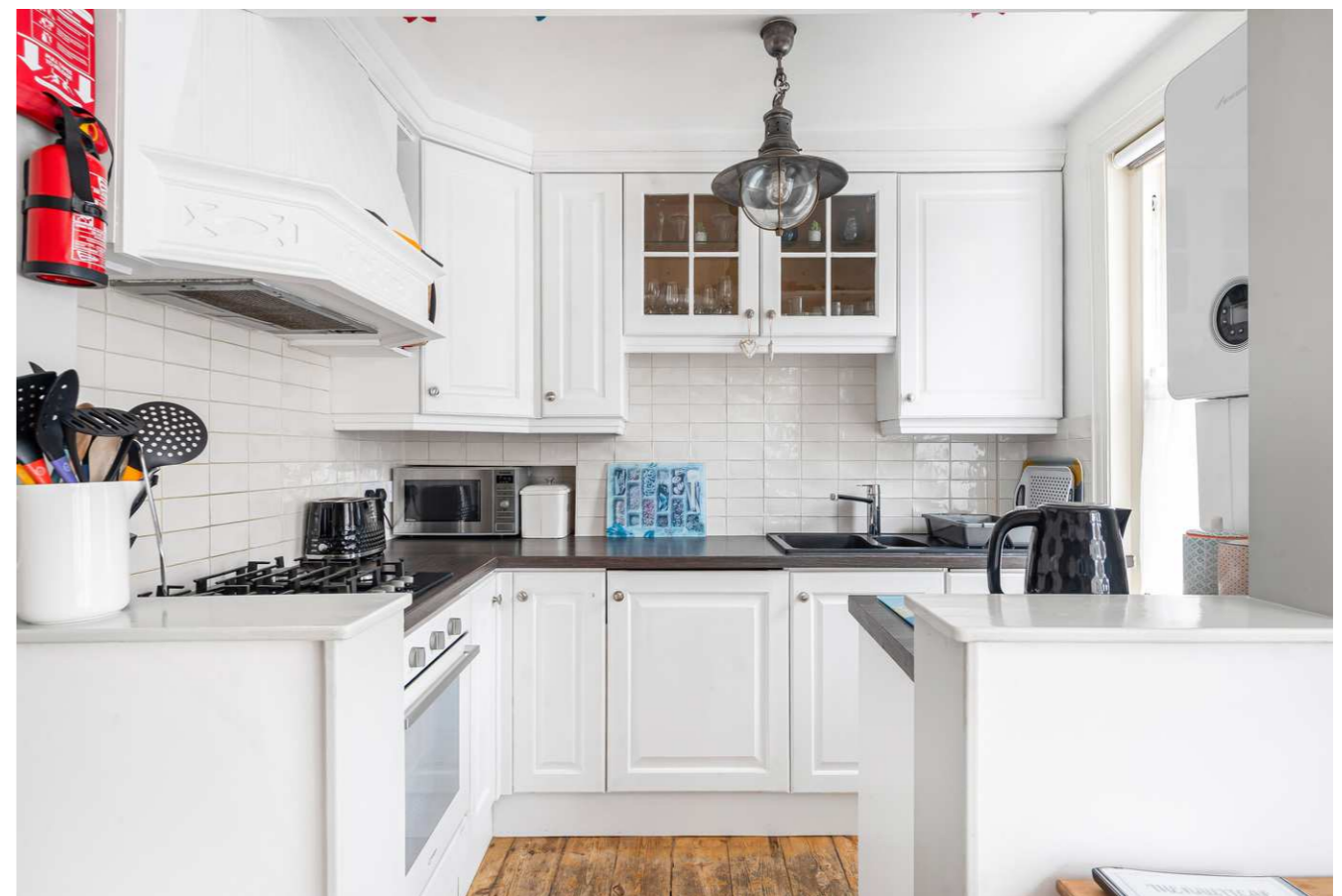
The accommodation is arranged over four floors and offers an excellent balance of living and bedroom space. A welcoming entrance hallway retains much of the property's original character, with exposed timber floorboards, high ceilings and useful built-in storage. The principal reception space occupies much of the first floor, creating a superb environment for both relaxing and entertaining. The open-plan arrangement on this level allows for clearly defined seating and dining areas while maintaining a sociable and light-filled atmosphere. Character fireplaces, sash windows, picture rails and period detailing enhance the room, while double doors open directly onto the roof terrace, extending the living space outdoors. The kitchen is fitted with a range of base and wall storage units and integrated appliances, complementing the sociable layout of the property.

Across the upper floors are three generously proportioned king sized bedrooms, all of which benefit from en suite facilities and there is a separate cloakroom, creating flexible accommodation well suited to family living or visiting guests. The upper floor principal bedroom occupies an impressive loft-style space with exposed beams, Velux windows and useful eaves storage, adding further charm and character to the property.

Outside, the roof terrace offers a rare and valuable outside space within the very heart of the town, enjoying a tucked-away position while remaining just moments from Dartmouth's vibrant amenities and waterfront.

This is an attractive and characterful home in a prime central location, offering spacious accommodation, period charm and versatile living within one of the South Hams most desirable coastal towns.

Dartmouth is a beautiful waterside town, particularly renowned as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town offers an excellent selection of independent shops, restaurants, cafés and galleries, all set against the stunning backdrop of the River Dart and the surrounding South Devon countryside. Some of the area's most beautiful beaches are within a short drive, while a number of highly regarded golf courses can also be found nearby. Mainline railway connections to London Paddington are available from Totnes, approximately 13 miles to the north, and the A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles away.





KEY FEATURES

- Charming period property arranged over four floors
- Three generous king sized bedrooms, all with en suite facilities
- Spacious open-plan living and dining accommodation
- Wealth of character features including sash windows and fireplaces
- Partially decked roof terrace ideal for al fresco dining
- Light and airy accommodation with high ceilings
- Ideal as a main residence, holiday home or investment property
- Lovely position moments from the waterfront, shops, restaurants and galleries





PROPERTY DETAILS

Property Address

5A Lower Street, , Dartmouth, Devon, TQ6 9AJ

Mileages

Dartmouth town Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: C Potential: C

Council Tax Band

Not applicable. Business rated

Tenure

Leasehold 999 years from 9th January 2002

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the Dartmouth office turn left to Lower Street and the door to 5A Lower Street will be found after a short way up Lower Street on the left.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

Approximate Gross Internal Area 1476 sq ft - 138 sq m

Ground Floor Area 114 sq ft – 11 sq m

First Floor Area 523 sq ft – 49 sq m

Second Floor Area 506 sq ft – 47 sq m

Third Floor Area 333 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590