



MILLARD
COOK

32 Above Town, Dartmouth, TQ6 9RG

32 Above Town offers an exceptional opportunity to create a stunning home in one of Dartmouth's most sought-after locations. Requiring updating, the property offers much charm and character, generously proportioned featuring a superb open-plan reception space, a well-sized kitchen and a delightful sunroom designed to maximise the far-reaching river and sea views.

One of the standout features of the property is the larger than average gardens, a rare find for Dartmouth, offering breathtaking 180° panoramic views across Dartmouth, the River Dart, Kingswear and out to sea.



Accommodation

The ground floor welcomes you via an entrance porch with tiled flooring leading to the spacious living/dining room with an ornate fireplace and inset wood burner. A bay window with fitted seating provides a perfect vantage point to enjoy the outlook, while also creating an ideal dining area.

The kitchen is well-equipped with a range of cupboards and drawers, ample work surfaces, a built-in double oven, five-ring gas hob with extractor over, dishwasher, and sink unit. There is space for a freestanding fridge freezer, and a cupboard houses the Worcester combination boiler. A door leads directly to the rear garden.



On the first floor, a splendid south-facing conservatory offers an additional reception space, flooded with natural light and enjoying magnificent views towards Dartmouth Castle and beyond. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

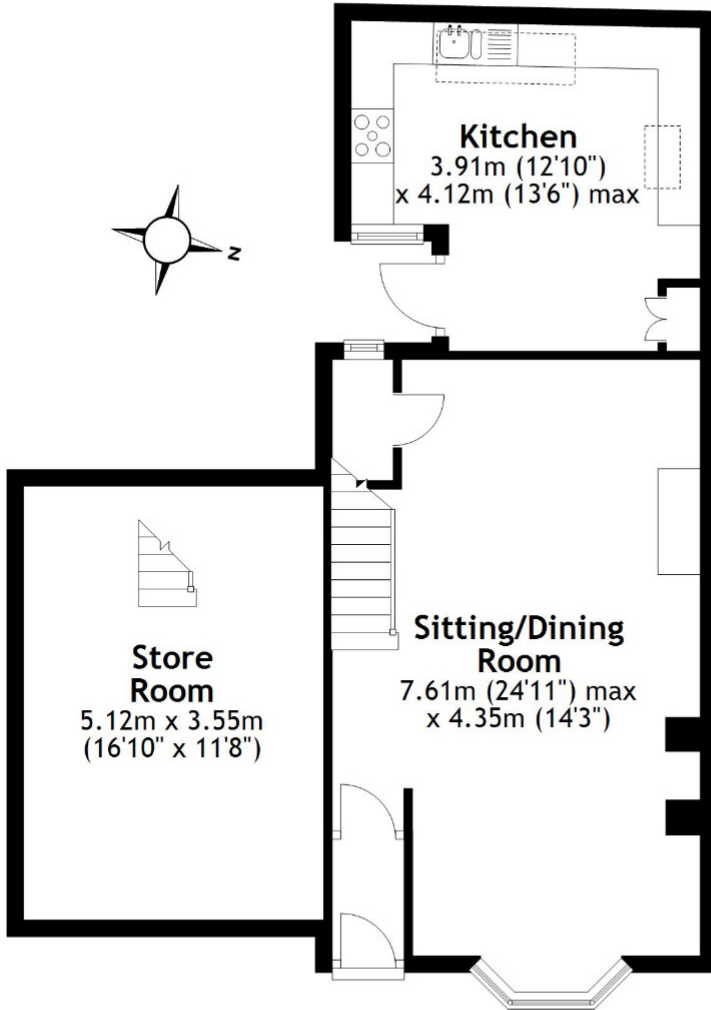
Also on this level is a useful shower room with a Mira shower, WC, and wash hand basin. A generous double bedroom benefits from access to a front balcony, perfectly positioned to take in the river and sea views, along with an en-suite shower room. A family bathroom with bath and shower over, WC, wash basin, and heated towel rail completes this floor.

The second floor provides two further bedrooms, one enjoying stunning front-facing views and the other overlooking the rear garden.



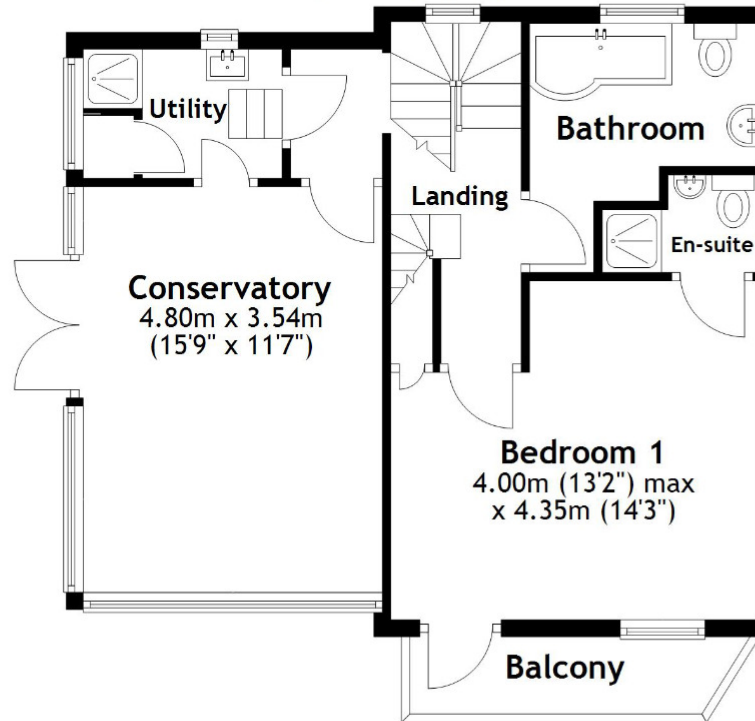
Ground Floor

Main area: approx. 45.3 sq. metres (487.7 sq. feet)
Plus store room, approx. 18.2 sq. metres (195.4 sq. feet)



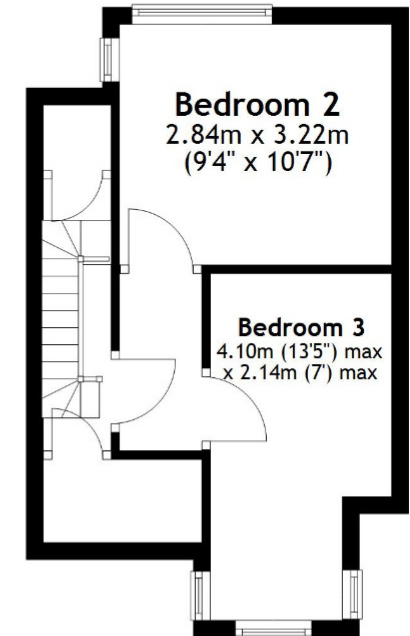
First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)
(excluding Balcony)



Second Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Main area: Approx. 124.7 sq. metres (1342.8 sq. feet)
Plus store room, approx. 18.2 sq. metres (195.4 sq. feet)

32 Above Town, Dartmouth

Outside

A shared pathway leads to a private gated entrance and front garden, beautifully arranged with mature shrubs, a bay tree, brick paving, and a wood store.

To the rear, the garden is a particularly rare and valuable feature for Dartmouth, a generously sized, beautifully established space with stone walling, mature trees, flowering plants and meandering pathways create a peaceful, almost hidden oasis. There is a workshop, areas of lawn, patio seating spaces, and charming wildlife ponds all enjoying delightful views across the River Dart.

This unique garden, combined with the property's elevated position and remarkable outlook, makes 32 Above Town a truly special opportunity close to the heart of Dartmouth.



Services

All mains services connected.

Property size:

EPC : D

Council tax band: E

Viewings. Strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		

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