



MILLARD
COOK

The Priory

27 Ford, Dartmouth, TQ6 9EB



Situated just a short walk from Dartmouth town centre, The Priory is a charming detached double-fronted Grade II listed house offering flexible and versatile accommodation, ideal as a full-time residence. The useful lower ground floor also provides excellent potential for Airbnb use, long term rental or independent accommodation for a dependent relative.

Internally, the property benefits from a dual-aspect living room, a kitchen/breakfast room, utility and a room. The first floor provide two double bedrooms, an en-suite shower room and a family bathroom. The loft room offers ideal occasional accommodation, a studio, extra bedroom or home office enjoying fine views across Dartmouth.

The lower ground floor, which can be accessed independently if required, comprises a kitchenette area, sitting room, bedroom, shower room and separate WC, making it a highly practical and adaptable space.

Outside, the property enjoys the rare advantage of parking for three vehicles, together with a beautifully established courtyard garden filled with mature flowers and shrubs, several seating areas, and a delightful veranda.



Accommodation

The front door, approached via the veranda and gardens opens into the attractive kitchen/dining room, with stairs rising to the upper and lower floors. The kitchen is fitted with a range of floor and wall-mounted units, together with a gas Stanley Rayburn, tiled splash backs, cooker, inset double sink unit and built-in fridge. There is ample space for a dining table in front of the charming double doors with shutters directly onto the sunny courtyard garden.

Adjacent is a useful utility room with floor and wall units, sink, built-in fridge and space and plumbing for a dishwasher and a washing machine,

Leading off is a shower room fitted with a shower cubicle with Mira shower, WC and a hand basin.

The dual-aspect living room is a particularly charming space, featuring high ceilings, ornate coving, fireplace, bay window to the side aspect and double doors to the veranda and the courtyard garden.



First Floor

The landing with stairs to the second floor.

The principal bedroom is a generous double room, being dual aspect overlooking the courtyard garden with views towards Dartmouth town centre and a bay window to the side aspect.

Bedroom two is also a double room with built-in wardrobes and a window overlooking the sunny courtyard garden enjoying glimpses across to Kingswear and St Saviour's Church.

From here, steps lead down to the en-suite shower room and a useful storage/dressing area with cupboard housing the hot water cylinder. The shower room comprises a shower cubicle with Mira shower, wash hand basin, WC, and window.

The family bathroom suite provides a bath, WC, hand basin and window over looking the town.



Second Floor

A highly useful loft room, with some limited head height however enjoys a triple aspect with five windows overlooking the courtyard garden and Dartmouth beyond. This room offers excellent potential as an occasional bedroom, office, or a studio.

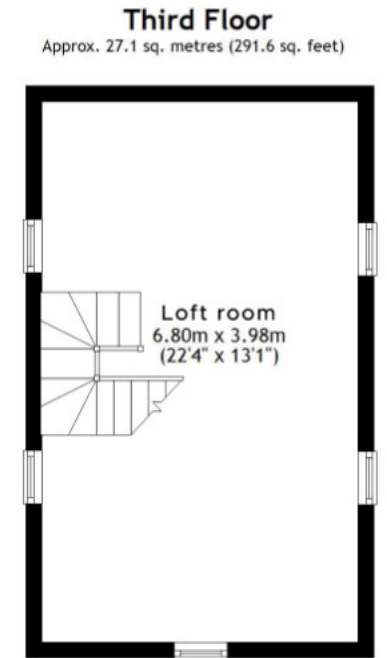
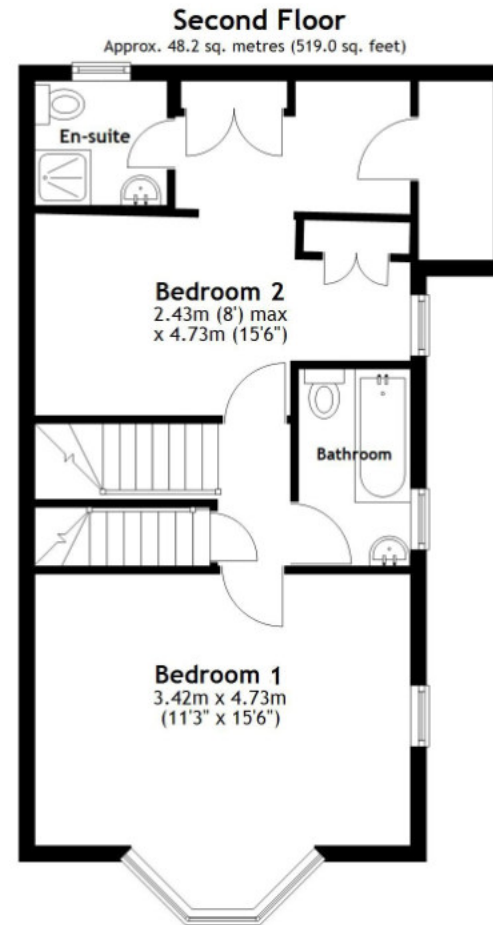
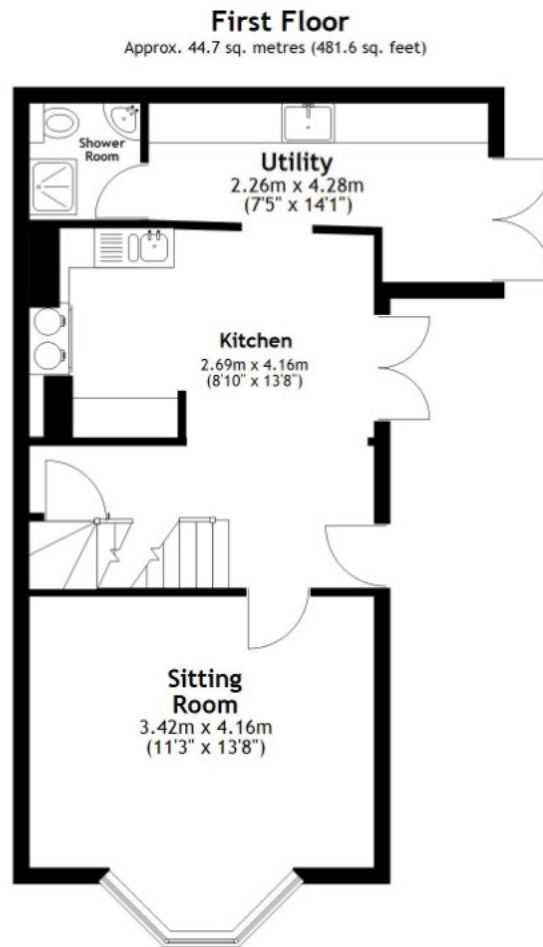
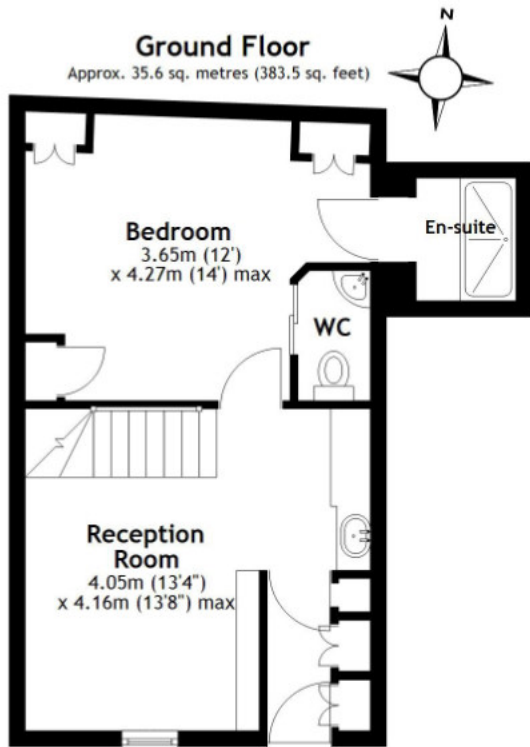


Lower Ground Floor

The lower ground floor provides particularly flexible accommodation and includes a sitting room with window to the side aspect, a kitchenette with sink, worktops, wall and floor units, space for a washing machine and door to the outside.

The double bedroom offers built-in cupboard and wardrobes, ensuite WC with hand basin and a walk-in shower/wet room with towel radiator. This level is ideally suited for Airbnb/rental use, guest accommodation, or a dependent relative.





Total area: approx. 155.7 sq. metres (1675.6 sq. feet)
27 Ford, Dartmouth

Outside

Approached from Ford, the property benefits from parking for at least three vehicles, a rare and valuable feature for a property so close to Dartmouth town centre. There is also access to the lower ground floor from the parking area.

A pathway leads from the parking area leading through a private gate into the beautiful courtyard garden, which enjoys an easterly aspect and is well stocked with a variety of mature shrubs and plants, including camellias, an olive tree, creepers and flower beds. The paved terrace provides an ideal setting for outdoor entertaining, while the attractive veranda offers a wonderful place to sit and enjoy the sunshine.

There are doors from the garden leading into the dining, living and utility, while to the side of the property, a useful wall-mounted shed for garden tools.

Services

All mains services are connected.

Freehold

Property size, 1,675 sqft

Devon covenant

Please note, this property has a Devon restriction stating the purchaser must have lived and/or worked in Devon for a minimum of 3 years.

For further details, please contact the office.



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