



## Crowthers Hill, Dartmouth

Guide Price **£300,000**

A charming 2 bedroom cottage enjoying wonderful town and river views.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

**Tenure:** Freehold

**Property Type:** Cottage

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

**Council Tax Band:** C

Set in an elevated position with breathtaking views across Dartmouth, the River Dart, and rolling farmland beyond, 6 Melbourne Cottages is a charming two-bedroom home full of character and potential. Whether you're looking for a peaceful holiday retreat or an income-generating investment, this delightful cottage ticks all the boxes.

The accommodation includes two bedrooms, a cosy living/dining room with an open fire, a fitted kitchen and a modern shower room. To the rear, a generous garden features raised decking and a patio area, perfect for alfresco dining while soaking in the stunning panoramic views over the town and countryside. Additional benefits include double glazing and a gas-fired central heating system, making this a comfortable home for year-round enjoyment.

### Accommodation

A stable front door leads to the living/dining room with a window and door to the rear decked balcony and courtyard. Exposed stonework with an open fire and cupboard to one side with shelving. Space for a dining table with stairs rising and cupboard under.

The kitchen has a range of floor and wall cupboards with granite worktops and a sink unit. Built-in induction hob and electric oven with built-in fridge and dishwasher. Window overlooking the wonderful views across Dartmouth and the Britannia Naval Collage.

There is a shower room with suite comprising corner shower cubicle, hand basin, WC, heated towel radiator and two windows.

### First floor

Landing with hatch to the loft.

The principal double bedroom has an ornate cast-iron fireplace with window overlooking Dartmouth, the River Dart and beyond. Cupboard housing gas boiler.

Bedroom two with further wonderful views across Dartmouth, the River Dart and Royal Naval College.

### The outside

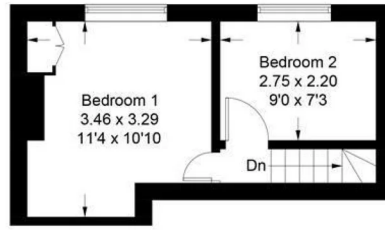
From Crowthers Hill, a pedestrian gate leads with access to 5 other properties and to the front door.

The rear gardens are a true delight with stunning views across the town, River Dart and farmland beyond. From the living room, a door to the raised decked area ideal for seating and entertaining with steps down to a further good sized patio with under decked area storage with a shed. Pedestrian gate leads to the front of the property.

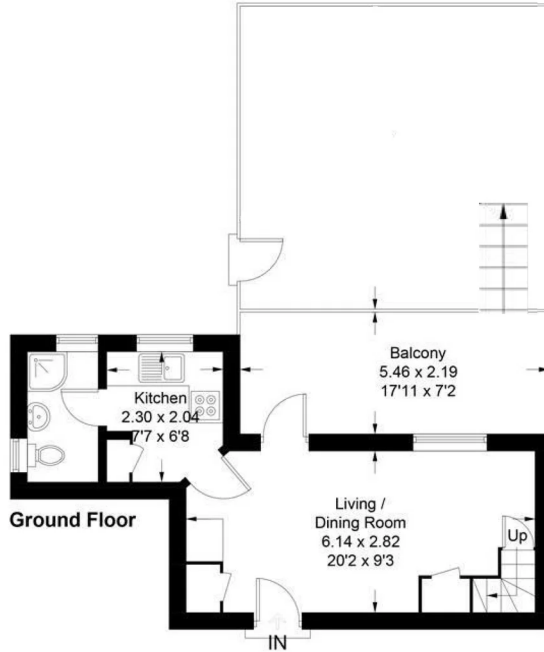
**Services.** All main services are connected. Gas fired combination boiler for domestic hot water and central heating.



Approximate Gross Internal Area = 43.9 sq m / 473 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID623684)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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