

# HEMBOROUGH DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# HEMBOROUGH, VICARAGE HILL

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Set within a well maintained development with views towards the River Dart, Hemborough is a wonderful duplex penthouse apartment offering elegant coastal living in one of the South Hams most sought-after waterfront towns.

Occupying the upper floors of the Ford Bank Apartments, this beautifully proportioned home extends to over 1,500 sq ft and enjoys beautiful views across Dartmouth, the river and the rolling green hills beyond.

Designed to maximise light, space and scenery, the apartment combines striking architectural features with a relaxed contemporary style, creating a sophisticated home equally suited to permanent residence or luxurious weekend retreat, situated just a short walk from the town centre.

The accommodation unfolds over two floors, with the principal reception spaces thoughtfully arranged to capture the wonderful setting. On the entrance level, a spacious dual-aspect dining room enjoys elevated views across the town and provides an inviting space for entertaining. The adjoining galley style kitchen is both stylish and practical, fitted with integrated appliances and generous storage.

Also on this floor are two beautifully proportioned double bedrooms, both enjoying peaceful outlooks towards the surrounding countryside, together with a spacious and elegantly appointed shower room featuring a walk-in shower.

A galleried staircase rises to the upper level and the stunning triple-aspect living room with vaulted ceilings, exposed natural timber beams and an abundance of roof lights flooding the room with natural light throughout the day. Full-width bifold doors open seamlessly onto a private south-facing balcony, creating an effortless connection between inside and out and framing truly gorgeous views over Dartmouth, the River Dart and surrounding countryside.

The upper floor also provides a further double bedroom, an additional shower room and a smaller bedroom which would also make an ideal as a home study, occasional fourth bedroom or additional storage space.

Further amenities include a private storeroom, communal laundry facilities and allocated parking for two vehicles.

Hemborough sits within beautifully maintained communal grounds with manicured lawns, mature flowering shrubs and charming stone features, all designed to complement the peaceful surroundings. Residents also enjoy the rare benefit of a private outdoor swimming pool and sun terrace, creating a wonderfully relaxed holiday atmosphere during the warmer months.

The property forms part of a resident-managed freehold company, with an annual service charge currently set at approximately £2,200 per annum, covering maintenance of the gardens, swimming pool and external lighting and heating.

Dartmouth remains one of the South Hams' most celebrated coastal destinations, famed for its deep-water harbour, sailing heritage and picturesque streets lined with independent boutiques, galleries and acclaimed restaurants. The town hosts the renowned Royal Regatta each year and is surrounded by spectacular countryside, sheltered coves and some of Devon's most beautiful beaches. Excellent transport connections are available via Totnes, providing mainline rail services to London Paddington, while the A38 Devon Expressway offers convenient access to Exeter and beyond.





## KEY FEATURES

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- Beautiful duplex penthouse apartment just a short walk from the town centre
- Stunning views across Dartmouth, the River Dart and surrounding countryside
- Superb triple-aspect vaulted living room with exposed beams and bifold doors
- Private south-facing balcony ideal for entertaining and outdoor relaxation
- Three double bedrooms with versatile additional study/store room or occasional fourth bedroom
- Pretty communal gardens with outdoor swimming pool
- Allocated parking for two vehicles together with private storage room
- Well maintained resident-managed development ideally suited as a permanent home or coastal retreat





# PROPERTY DETAILS

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## Property Address

Hemborough, Ford Bank Apartments, Dartmouth, Devon, TQ6 9EW

## Mileages

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

## Services

Mains electricity water and drainage. Gas fired central heating

## EPC Rating

Current: C Potential: C

## Council Tax Band

C

## Tenure & Service Charge

996 year Leasehold from 04-02-2004 and share of freehold  
Service Charge £2,200 p.a.

## 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 Quay turn left into Duke Street which in turn becomes Victoria Road. Just beyond the bowling green, at the crossroads turn right up Vicarage Hill and the property will be found after a short distance on the right

## Viewing

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



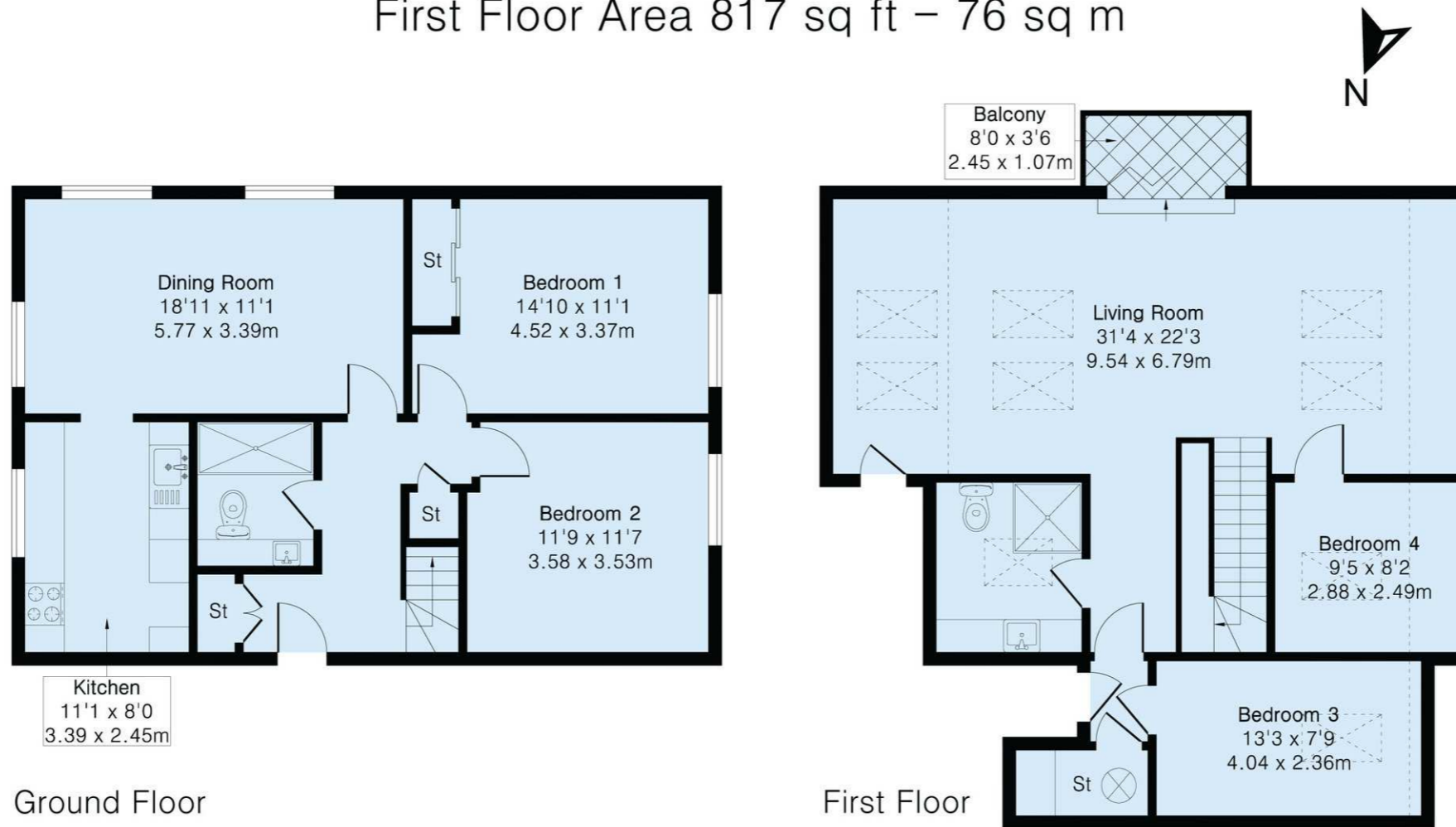
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# FLOOR PLAN

**Approximate Gross Internal Area 1592 sq ft - 148 sq m**

Ground Floor Area 775 sq ft – 72 sq m

First Floor Area 817 sq ft – 76 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.





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