



MILLARD  
COOK

# Wisteria House, 50 Crowthers Hill Dartmouth, TQ6 9QX

Wisteria House is a delightful double-fronted period townhouse occupying an elevated position on sought-after Crowther Hill, enjoying wonderful views across Dartmouth, the River Dart and the Britannia Royal Naval College.

In recent years, the property has undergone significant renovation and improvement, creating a superb full-time residence or, as currently operated, a highly successful holiday rental home. The accommodation is beautifully presented throughout, offering light-filled and versatile living space arranged over four floors.

One of the appealing factors of the property is an integral garage, a rare find in Crowthers Hill.

To the outside, Wisteria House has large, low maintenance seating and dining areas enjoying stunning views to soak up the afternoon sun.



## Accommodation

A welcoming entrance hall with parquet flooring and exposed stone walling sets the tone for the character and quality found throughout the property. The recently fitted kitchen is comprehensively equipped with an extensive range of cupboards and drawers, generous work surfaces, a five-ring Rangemaster cooker with electric ovens below, double Belfast style sink, integrated dishwasher, fridge and freezer. Windows to the front and internal glazed openings into the hallway allow for excellent natural light.

From both the kitchen and hallway, access leads through to the impressive dining room featuring vaulted ceilings, timber flooring and doors opening onto a balcony enjoying panoramic views across Dartmouth, the River Dart and the Britannia Royal Naval College.



The lower ground floor hosts a spacious living room with double doors and side windows opening directly onto the beautifully landscaped rear gardens, creating a seamless connection between the indoor and outdoor entertaining spaces.



The first floor provides two generous double bedrooms. One enjoys views towards the front aspect and benefits from an en suite shower room with WC and a hand basin. The second is a particularly spacious double aspect room with Juliet balcony doors framing the spectacular views across the town and river.

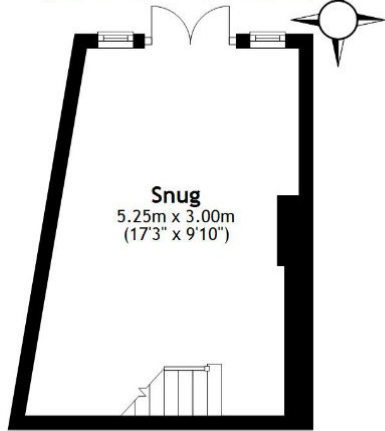


On the second floor are two further well-proportioned double bedrooms with high ceilings. One features fitted wardrobes and an en suite bathroom, whilst the other benefits from fitted wardrobes and a large en suite shower room with double wash hand basins.

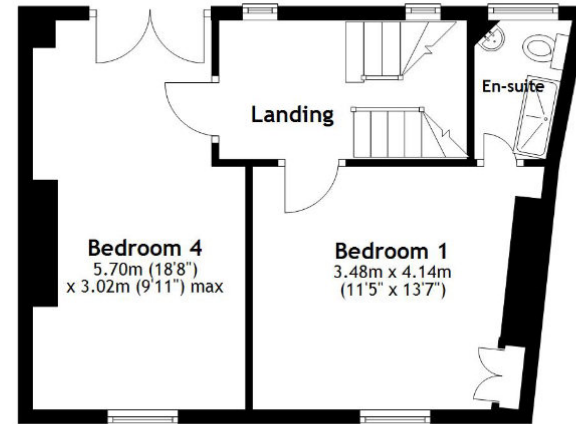
Both rooms enjoy elevated views across Dartmouth and the River Dart beyond. A spacious landing area also provides an ideal study or reading space with picturesque town views.



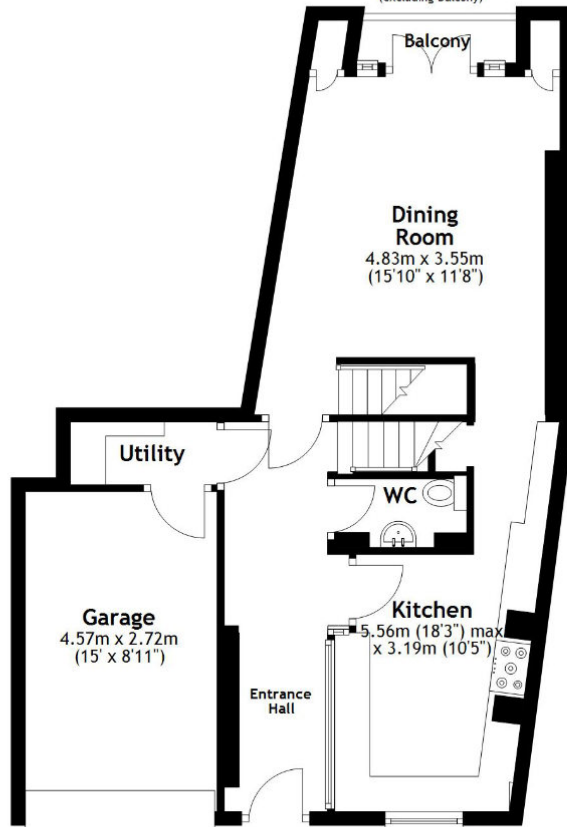
**Lower Ground Floor**  
Approx. 18.1 sq. metres (194.8 sq. feet)



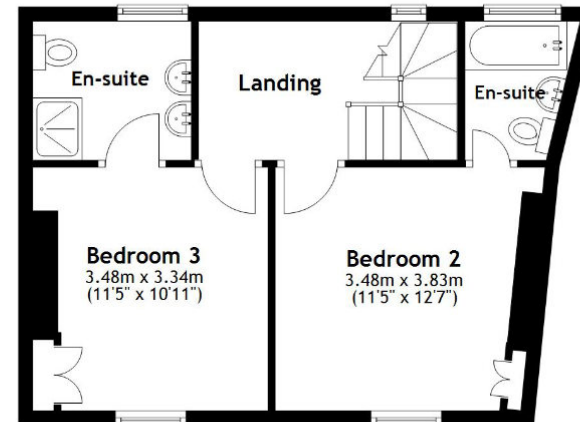
**First Floor**  
Approx. 40.1 sq. metres (432.1 sq. feet)



**Ground Floor**  
Main area: approx. 46.6 sq. metres (501.1 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.6 sq. feet)  
(excluding Balcony)



**Second Floor**  
Approx. 40.3 sq. metres (433.7 sq. feet)



Main area: Approx. 145.1 sq. metres (1561.8 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.6 sq. feet)

**50 Crowthers Hill, Dartmouth**

## Outside

A particularly appealing and rare feature for Crowthers Hill is the integral garage with electric roller door, light and power, together with an adjoining utility area providing plumbing for a washing machine and additional storage.

The rear gardens have been extensively redesigned and landscaped in recent years to create a series of attractive and easy-to-maintain terraced areas, perfectly suited for entertaining and al fresco dining.

From the living room balcony, steps descend to an extensive paved terrace with a variety of mature shrubs and ample seating areas. Further steps lead to a substantial decked terrace with glass balustrading, providing space for a large dining table and barbecue area, all while enjoying the exceptional views across Dartmouth, the River Dart and the Britannia Royal Naval College. A further landscaped section with decorative pebbles and hardstanding completes this impressive outdoor space.



## Services

All mains services connected.

Property size: 1,561

EPC : D

Council tax band: Currently business rated.

**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	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

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