

The Old Library, Newcomen Road & Flat 35a Lower Street, Dartmouth



Accommodation

Situated in the very heart of the historic waterside town of Dartmouth, this exceptional and highly individual property offers a rare opportunity to acquire a substantial investment comprising a striking former library conversion being an established holiday let and a separate apartment. Positioned close to independent boutiques, cafés, galleries, restaurants and the picturesque River Dart, the property is perfectly placed to enjoy everything this sought-after South Devon coastal town has to offer. Dartmouth is renowned for its maritime heritage, beautiful estuary views, sailing facilities, the Royal Avenue Gardens, Dartmouth Castle, and regular events including the Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The surrounding South Hams coastline and nearby beaches at Blackpool Sands and Slapton are also within easy reach.

The property presents an exciting lifestyle and investment opportunity with income generated from both residential units, an ideal main residence or those seeking private holiday home.

The Old Library

Formerly Dartmouth's town library, this remarkable building has been thoughtfully converted into a stunning and contemporary three-bedroom residence full of character and architectural interest. The property combines stylish modern finishes with unique nautical-inspired design features, creating an exceptional coastal home or premium holiday letting opportunity.

The entrance door opens into an impressive reception area with a stylish upright radiator and feature mirror. To the rear of the property is the principal bedroom, enjoying double Juliet doors opening out to the rear aspect and fitted wardrobe space. A beautifully finished tiled en suite comprises a walk-in shower with contemporary shower system, WC, wash hand basin and heated towel rail.

The second double bedroom also benefits from Juliet doors to the rear, fitted hanging space and inset television. Adjacent is a stylish shower room fitted with tiled shower cubicle, WC, wash hand basin and designer radiator.

A third single bedroom, currently arranged with a unique nautical theme, offers additional sleeping accommodation.

There is also a useful utility room with plumbing and space for washing machine, tumble dryer and additional storage.





A striking spiral staircase rises to the spectacular open-plan living space, undoubtedly the focal point of the home. Featuring vaulted ceilings and floor-to-ceiling glazing, the room is flooded with natural light and enjoys glimpses towards the River Dart and countryside beyond.

The beautifully crafted kitchen is fitted with an extensive range of cupboards and drawers with granite work surfaces, integrated Miele appliances including oven, microwave, induction hob and extractor, together with built-in fridge and freezer. Distinctive seating and dining areas create a superb entertaining space, while the living area features a Smeg gas fire and inset television systems.

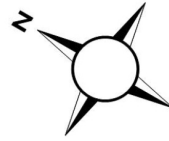
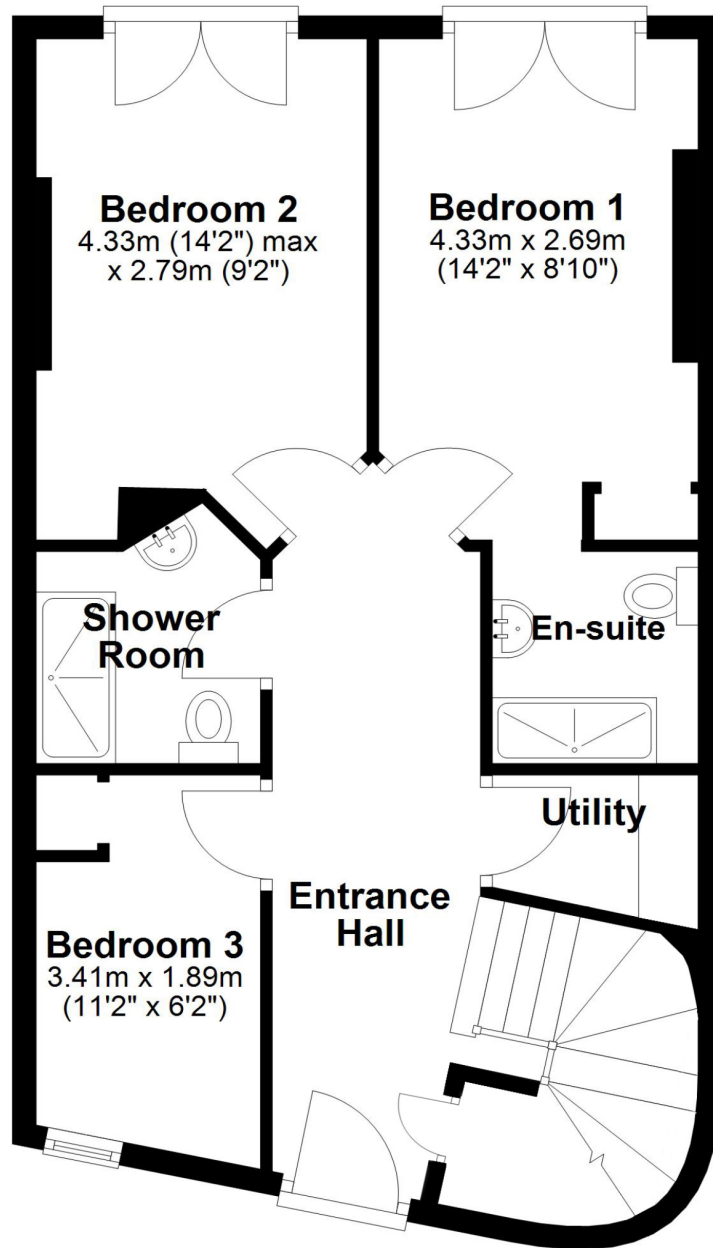
The overall design creates a light, airy and highly individual coastal residence with exceptional holiday letting appeal, private holiday home or main residence. Selected furniture may be available by separate negotiation.

To the front of the property is a useful storage area suitable for refuse and general storage.



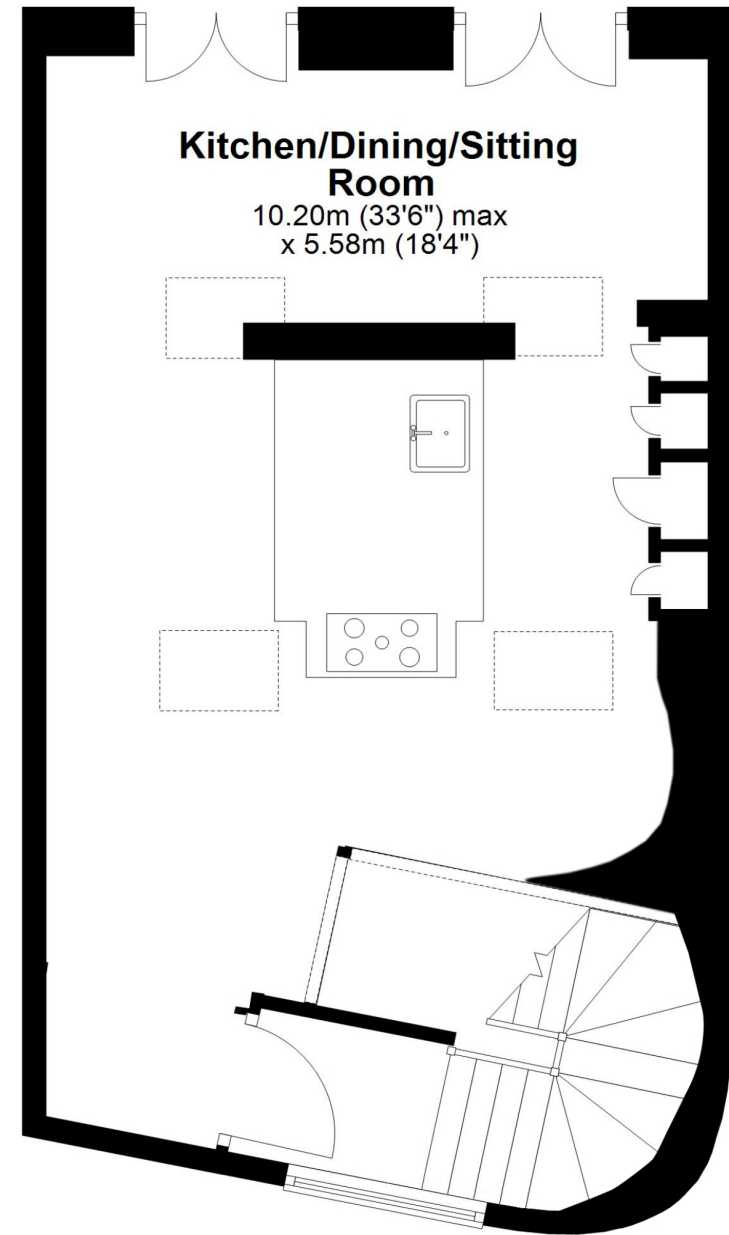
Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.2 sq. feet)



Total area: approx. 111.2 sq. metres (1197.3 sq. feet)

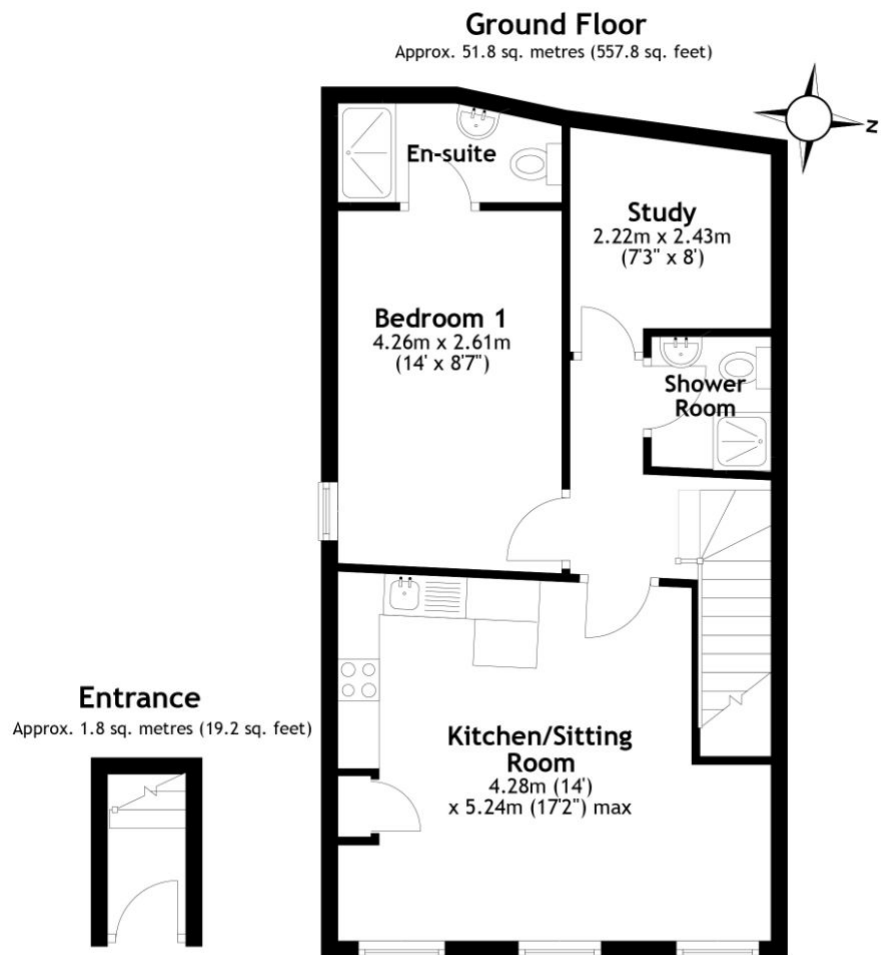
Flat 35a Lower Street

Accessed via a private entrance door from Lower Street, this apartment is arranged over the first floor and offers flexible one/two-bedroom accommodation.

The property comprises a spacious open-plan kitchen/living room fitted with a range of cupboards and drawers, electric oven and hob with extractor over, together with plumbing and space for white goods.

There is a generous double bedroom with en suite facilities, alongside an occasional bedroom/study and separate shower room.

The apartment is currently utilised as a successful rental and offers excellent income potential in this highly desirable central Dartmouth location.



Total area: approx. 53.6 sq. metres (577.0 sq. feet)

35a Lower Street, Dartmouth

Situation

Dartmouth is one of South Devon’s most desirable coastal towns, famed for its picturesque waterfront setting, historic charm and thriving year-round community. The town offers an excellent range of independent shops, artisan cafés, bars and award-winning restaurants, together with a strong sailing and tourism culture.

The River Dart provides opportunities for boating, kayaking and paddleboarding, while nearby countryside and coastal walks along the South West Coast Path make the area especially attractive for outdoor enthusiasts. Dartmouth also benefits from excellent transport connections to Totnes and the wider South Hams region.

Services

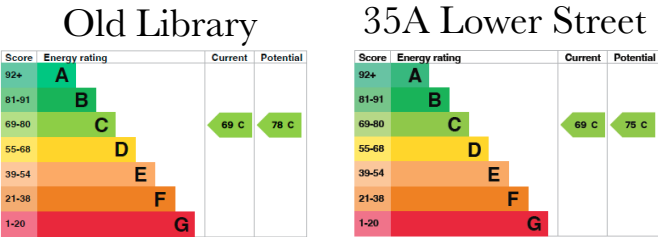
Old Library. Freehold. All main services are connected. Gas fried central heating system.
Property size: 1,197 SQFT
EPC: C

Flat 35A Lower Street, TQ6 9AN Leasehold. All main services are connected.
Property size: 577 SQFT.
Gas central heating system.
EPC: C
Council tax band: B

Viewings: Strictly via Millard Cook in Dartmouth.
Floor plans and images are for guidance only.



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