

56 ABOVE TOWN DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



56 ABOVE TOWN

An Elegant Period Townhouse with River Dart Views, Garden and Parking

A beautifully presented double-fronted period townhouse enjoying pretty views over the River Dart, private parking, and a well established terraced garden. Situated in a peaceful elevated position in one of the South Hams' most sought-after locations, this much-loved home is just a short stroll from the heart of Dartmouth, renowned for its charming waterfront, independent shops, excellent restaurants, galleries, and sailing heritage.

Arranged over four floors, the property offers stylish and versatile accommodation that combines period character with modern comfort. Original fireplaces, attractive architectural details, and light-filled interiors create a welcoming atmosphere throughout.

The ground floor comprises a private car port, useful storage area, entrance hall, utility room, and a bedroom with built-in wardrobes and a feature fireplace. On the first floor, the principal bedroom enjoys its own en-suite shower room, while a further spacious double bedroom and a beautifully appointed family bathroom complete the level.

The heart of the home is found on the second floor, where a contemporary fitted kitchen opens directly to the rear garden, and a superb open-plan living and dining room provides an elegant space for entertaining and relaxation. Framed by a feature fireplace and attractive recessed shelving, this room enjoys a wonderful sense of space and character.

Occupying the entire top floor is a versatile en-suite room, currently used as an additional reception space. Flooded with natural light from two large Velux windows, including an opening Cabrio balcony, this lovely room enjoys the loveliest views in the house, with a stunning outlook across the River Dart and surrounding countryside.

Outside, the mature terraced rear garden has been thoughtfully landscaped to create a series of highly usable outdoor spaces. Lawned areas, paved terraces, and generous decking provide an idyllic setting for al fresco dining, entertaining, or simply enjoying the far-reaching river views. A useful summer house further enhances the appeal of this delightful garden retreat.

Adding further value and potential, planning permission has been granted for a rear extension together with associated external alterations, extended decking, and further improvements to the rear garden (Planning Ref: 1691/25/HHO).

Combining period elegance, exceptional views, private parking, and future potential, this is a rare opportunity to acquire a distinguished home in one of Devon's most desirable waterside towns. Whether as a permanent residence, luxurious second home, or investment property, this outstanding townhouse offers a truly enviable lifestyle in the heart of the South Hams.





KEY FEATURES

- Elegant four-storey period townhouse
- Lovely views over the River Dart
- Private car port and useful storage
- Beautifully presented throughout
- Four bedrooms and three bath/shower rooms
- Superb open-plan living and entertaining space
- Mature terraced garden and summer house
- Quiet elevated setting, moments from Dartmouth town centre
- Planning permission granted for extension and improvements





PROPERTY DETAILS

Property Address

56 Above Town, , Dartmouth, Devon, TQ6 9RG

Mileages

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating

EPC Rating

Current: E Potential: C

Council Tax Band

E

Tenure

Freehold

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 Dartmouth office cross the road and take the steps opposite up to Higher Street. Continue across the road and up Horn Hill Steps. At the top turn left on to Above Town and the property will be found on the right hand side

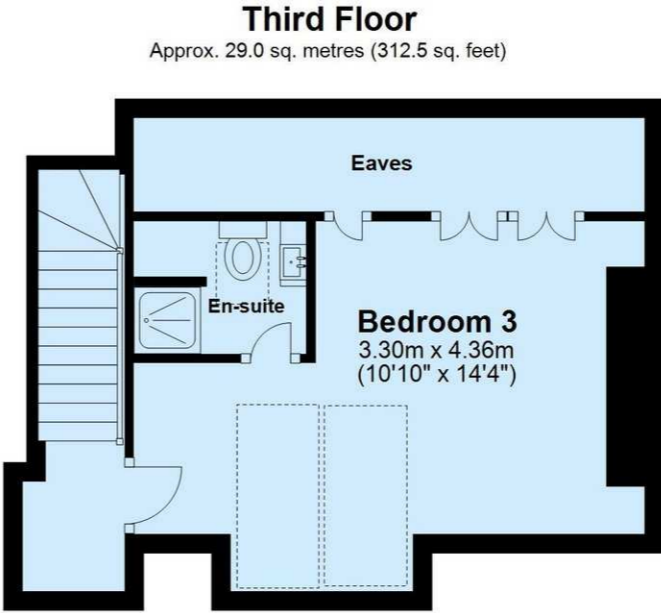
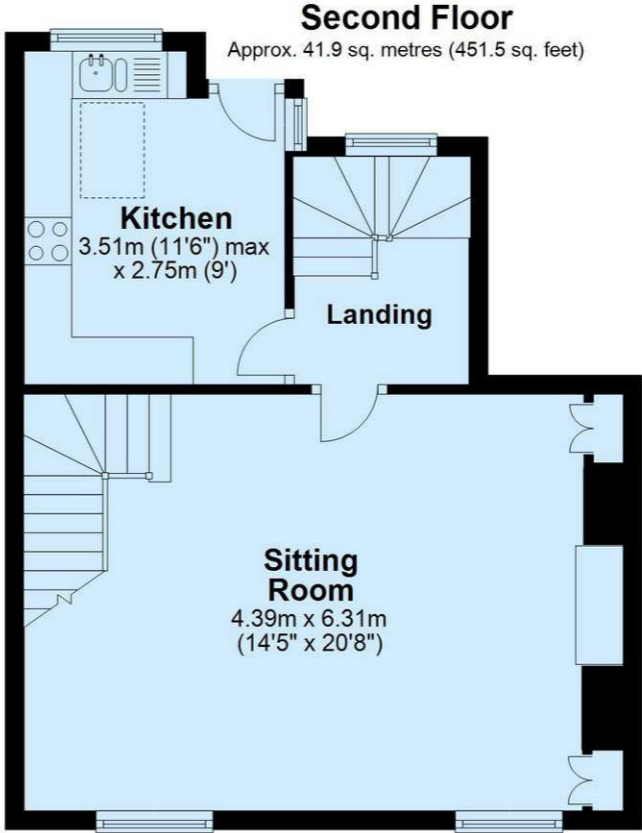
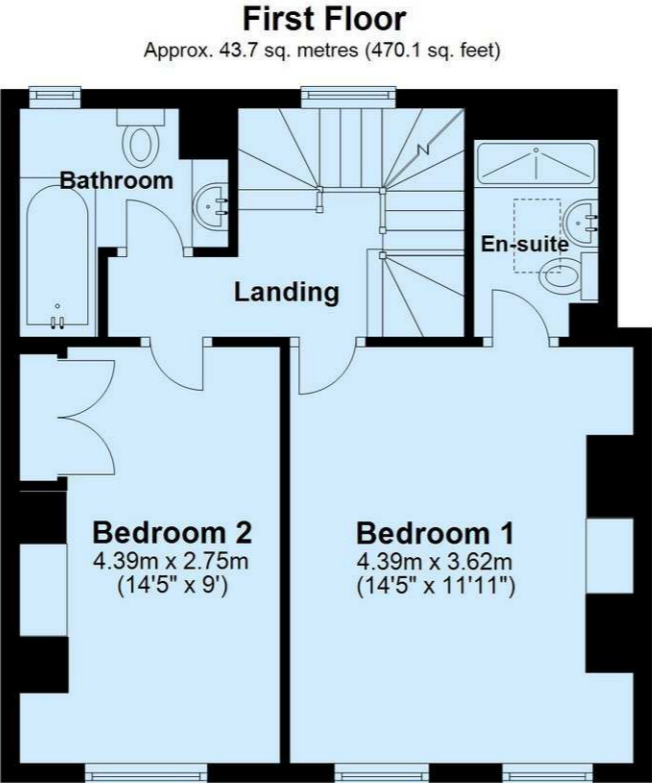
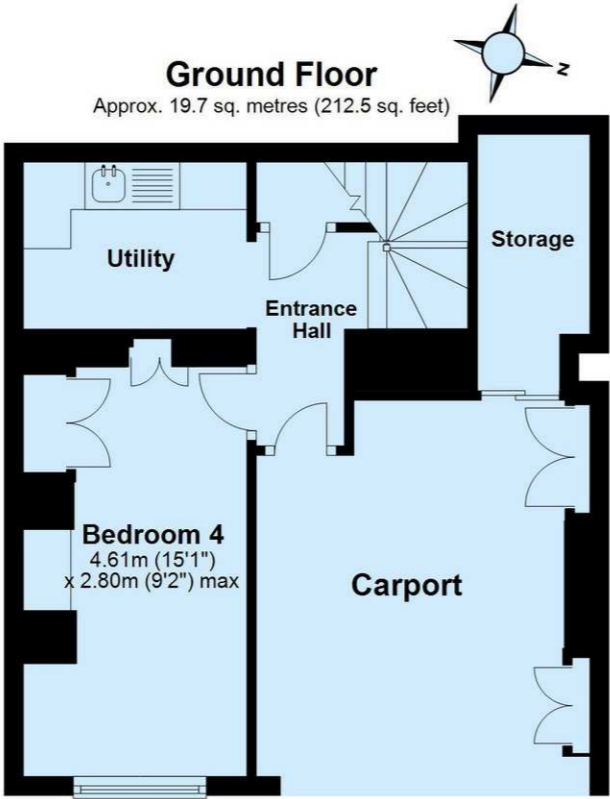
Viewing

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



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FLOOR PLAN



Total area: approx. 134.4 sq. metres (1446.6 sq. feet)



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