



MILLARD
COOK

Hillfield House, 29 Churchfields Dartmouth, TQ6 9HJ

A beautifully presented three-bedroom detached residence enjoying breathtaking panoramic views across Dartmouth, the River Dart, Kingswear and beyond.



Occupying an elevated position within this highly sought-after residential location, Hillfield House is an exceptional detached home that has been thoughtfully renovated throughout in recent years to create a stylish, turnkey property. The house enjoys spectacular southerly-facing views across Dartmouth, the River Dart, Kingswear, the surrounding countryside and the iconic Daymark, whilst offering beautifully presented accommodation, attractive landscaped gardens.

Internally, the property boasts a superb open-plan living and dining room, perfectly positioned to maximise the outstanding views, with large sliding patio doors opening onto an expansive balcony. A newly refurbished contemporary kitchen, three well-proportioned bedrooms, a luxurious principal en-suite shower room and an elegant family bathroom complete this wonderful home.

Outside, the beautifully maintained gardens are stocked with an abundance of mature flowers, shrubs and established planting, together with a level lawn enjoying a sunny southerly aspect. The property also benefits from driveway parking, a spacious utility room and a substantial under-house storeroom offering excellent storage or potential for additional accommodation, subject to the necessary planning consents.



Ground Floor

An entrance door opens into a welcoming reception hall with loft access.

The impressive open-plan living and dining room is undoubtedly the heart of the home, enjoying dual-aspect windows together with large sliding patio doors opening onto the generous balcony. From here, magnificent 180-degree panoramic views stretch across Dartmouth, St Saviour's Church, the River Dart, Kingswear, rolling countryside and the Daymark. The spacious dining area comfortably accommodates a large dining table, making it an ideal space for both everyday living and entertaining.

The recently refurbished kitchen is beautifully appointed with an extensive range of contemporary base and wall-mounted cupboards, drawers and generous work surfaces incorporating a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a dishwasher and washing machine, together with space for a freezer. A range-style cooker with seven gas burners, gas ovens and extractor hood provides an excellent focal point. Windows to the front and side elevations, together with a glazed side door, provide excellent natural light throughout and direct access outside.

The principal bedroom is an excellent double room enjoying a front aspect, complemented by three built-in wardrobes. A sliding door leads into the beautifully refitted en-suite shower room, comprising a large walk-in shower with contemporary shower system, wash hand basin, WC, heated towel rail and window.





Lower Ground Floor

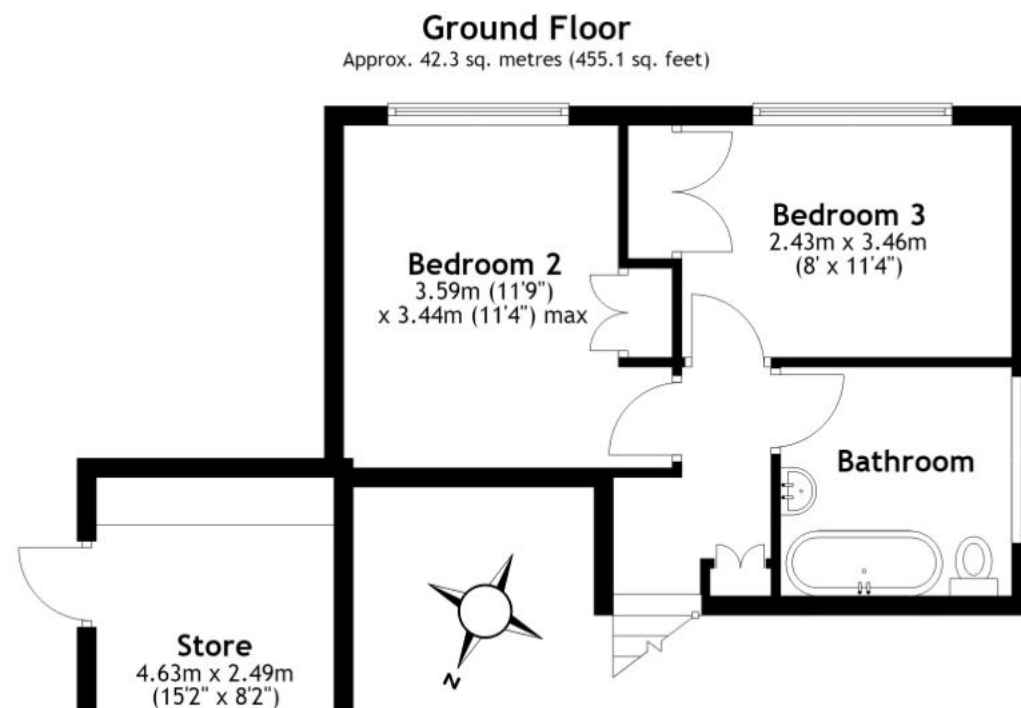
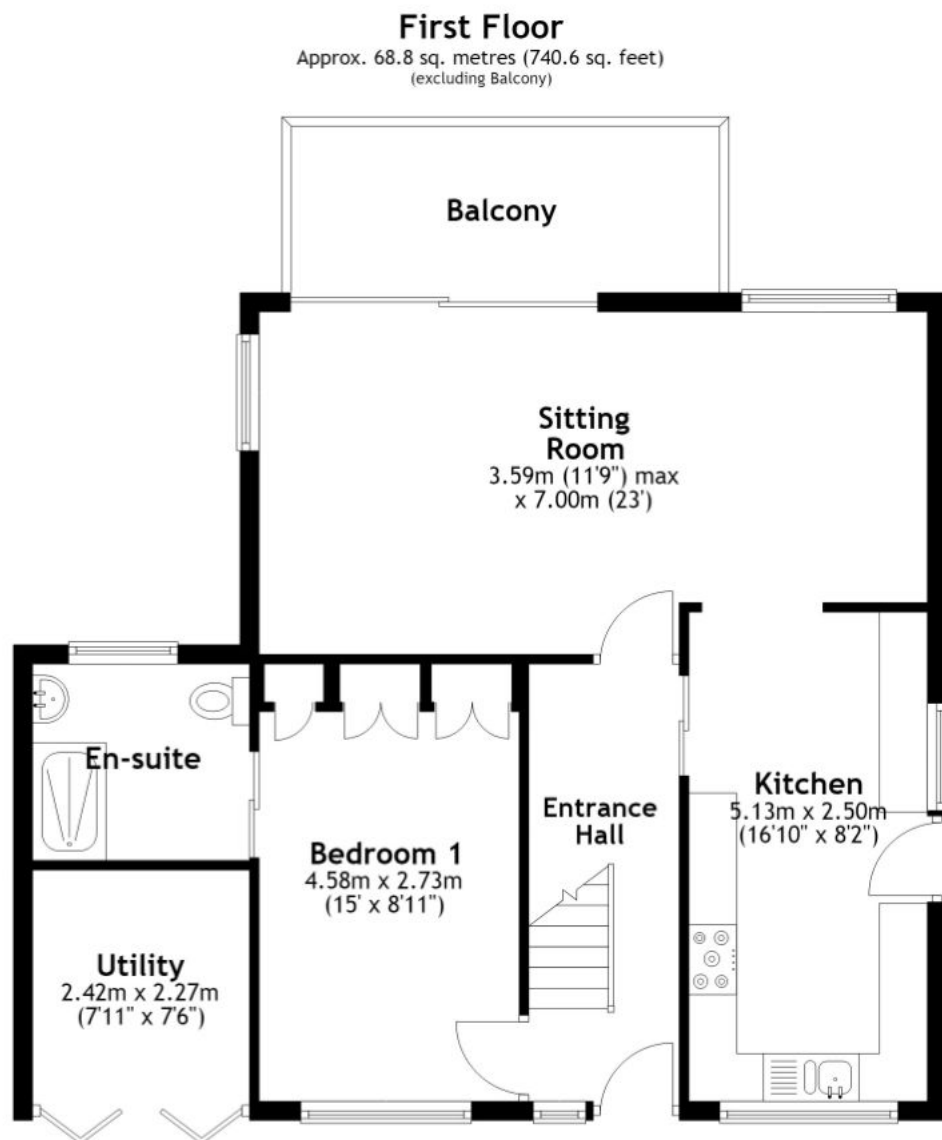
A useful storage cupboard is located off the landing.

Bedroom Two is a generous double bedroom with built-in wardrobe and a large window overlooking the rear garden, whilst enjoying far-reaching views across Dartmouth, the River Dart, Kingswear and the Daymark.

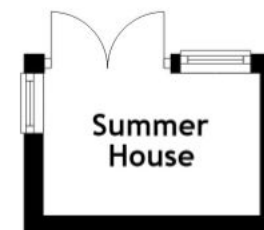
Bedroom Three is another comfortable double bedroom featuring built-in wardrobes and similarly enjoys the outstanding panoramic views.

The recently renovated family bathroom is beautifully presented and features an elegant cast-iron roll-top bath, wash hand basin, WC, radiator and window.





Outbuildings
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 3.4 sq. metres (36.6 sq. feet)



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29 Churchfields, Dartmouth

Outside

A private driveway provides off-road parking for one vehicle and leads to a spacious utility room offering excellent additional storage together with space for a large fridge/freezer and further household appliances.

The front garden is attractively terraced with an abundance of mature flowers, shrubs and established planting. Pathways lead to the front entrance, with access available from both sides of the property to the rear garden and the kitchen.

The delightful rear garden enjoys a sunny southerly aspect and has been beautifully landscaped to provide a wonderful outdoor environment. A paved terrace offers an ideal seating and entertaining area, whilst steps lead to a level lawn enjoying views across Dartmouth, the River Dart and the surrounding countryside. Well-stocked borders provide year-round colour and interest.

Beneath the property is a 15ft under-house storeroom, providing excellent storage for garden equipment, outdoor furniture and bicycles. Subject to the necessary planning permissions and building regulations, the space may offer potential for conversion into additional accommodation or a home office.

A charming timber summer house enjoys a peaceful setting within the garden. Steps continue down to a delightful wildlife garden planted with mature shrubs, flowering plants and established hedging, creating an attractive and tranquil backdrop.



Services

It is understood that all mains services are connected. The property benefits from gas-fired central heating, UPVC double glazing, together with UPVC fascias and guttering.

Tenure: Freehold.

Property size: 1,195 sqft

Council tax band: E

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



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