

THE LODGE DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



THE LODGE, CLARENCE HILL, DARTMOUTH

Set in a highly sought-after and quiet position just a short distance from the heart of Dartmouth, this attractive home offers a rare combination of tranquillity and convenience. Tucked away from the bustle, yet within a short, picturesque walk of the town centre, it provides easy access to an array of independent shops, cafés, restaurants, and the stunning River Dart, making it equally suitable for full-time living or a relaxed coastal retreat.

Beautifully presented throughout, the property offers generously proportioned and flexible accommodation arranged over two floors, designed to adapt to a variety of lifestyles with study/home office potential. It has more recently been operated as a successful holiday let, highlighting its versatile appeal.

On the ground floor, the home is centred around a welcoming and well-balanced living environment, where natural light enhances the sense of space and comfort. The well-equipped kitchen features a comprehensive range of wall and base units with integrated appliances and flows seamlessly out to the pretty courtyard via a set of sliding doors creating a sociable setting ideal for both everyday living and entertaining. This floor also accommodates three bedrooms with en suite facilities, together with a separate cloakroom.

The first floor is anchored by an impressive living room with a vaulted ceiling, creating a bright and airy space perfect for entertaining or quiet relaxation. Two further double bedrooms occupy this floor, one with its own en suite, while a separate family bathroom serves the remaining accommodation. The first floor is thoughtfully arranged to offer both privacy and flexibility, making it suitable for family use or visiting guests.

Outside, the property benefits from a private and sheltered courtyard garden, providing a peaceful setting for al fresco dining, morning coffee, or evening relaxation. The courtyard enjoys a good degree of privacy and is ideally positioned to take advantage of the quiet surroundings, offering a valuable extension to the living space.

A key feature of the home is the double garage, providing secure parking and substantial storage, complemented by a useful utility room. Additional off-street parking ensures practicality for residents and visitors alike.

Despite its proximity to the town centre, the home enjoys a tucked-away setting that feels pleasantly removed from the hustle and bustle. Dartmouth itself is renowned for its charming shops, vibrant waterfront, and strong sense of community, all set within the stunning South Hams countryside, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. It is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

Overall, this is a versatile and well-appointed home that combines space, comfort, and convenience. Whether as a primary residence, a coastal retreat, or an investment

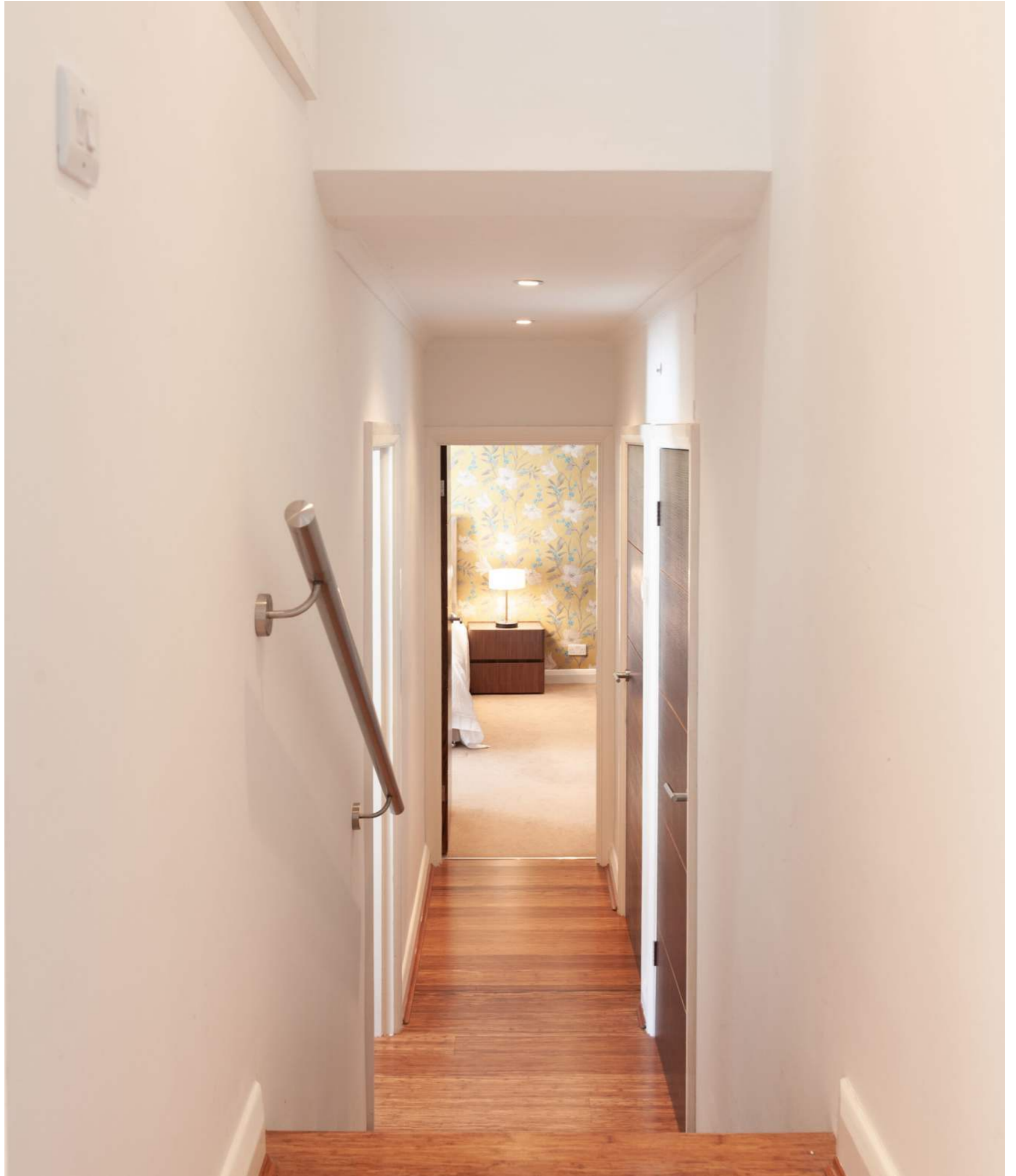




KEY FEATURES

- 5 bedrooms with study/home office potential
- Four en suite bedrooms plus a separate family bathroom
- Impressive first-floor living room with vaulted ceiling
- Well-equipped kitchen with integrated appliances and dining area
- Private and sheltered courtyard garden ideal for al fresco dining and relaxation
- Double garage with storage and useful utility room
- Additional off-street parking
- Quiet, tucked-away location just a short walk from Dartmouth town





PROPERTY DETAILS

Property Address

The Lodge, 10D Clarence Hill, Dartmouth, Devon, TQ6 9NX

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: D Potential: C

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon,
TQ9 5NE. 01803 861234

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

On foot from The Quay turn left on to Duke Street and take the first right on to Foss Street. At the end of the street, turn right on to Broadstone and first left up Clarence Hill. The property will be found after a short distance 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. 215.7 sq. metres (2321.8 sq. feet)



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