

FAIRFAX PLACE
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT, 1 FAIRFAX PLACE

Set within a striking Grade II listed building in a wonderful level central position in the heart of Dartmouth, this exceptional property presents a wonderful opportunity to acquire a beautifully presented home with a highly versatile layout. With the picturesque River Dart and Dartmouth's charming independent shops, cafés and restaurants on the doorstep, the property enjoys an enviable setting that perfectly balances convenience with the character and atmosphere of this historic waterside town.

Occupying a prominent position looking towards the Boat Float and the town the accommodation combines period charm with thoughtfully updated light filled interiors, creating a home of considerable character and style.

The property is currently arranged as two separate apartments comprising a one-bedroom apartment and an adjoining four-bedroom duplex apartment, with the flexibility to remain independent or function as one substantial home through an internal connecting staircase and doorway. Having been carefully maintained and enhanced, improvements include stylishly updated kitchens and bathrooms together with upgraded electric heating.

Approached off a pathway leading towards St Saviour's Church, both homes benefit from their own private entrances. The one-bedroom apartment welcomes you through an impressive stained-glass entrance into a hallway with attractive period tiling before stairs rise to the main accommodation. The kitchen has been tastefully fitted with wall and base units with integrated appliances, while the sitting room is an inviting and elegant space featuring windows to multiple aspects, decorative stained glass detailing and a striking fireplace fitted with a log burner. The bedroom is generously proportioned and retains a wealth of character with decorative features and a bright, airy feel, and is complemented by a well-appointed shower room.

The adjoining duplex offers equally impressive accommodation arranged over two floors. The kitchen and dining space has been designed with modern living in mind, incorporating a comprehensive range of sleek fitted units, integrated appliances and ample room for entertaining. The sitting room provides a more intimate atmosphere with a bay window, feature fireplace and attractive period details throughout. The principal bedroom enjoys an enviable outlook across the town towards the boat float and benefits from an en suite shower room and there is a separate cloakroom.

Further accommodation extends to the upper floor where exposed beams and vaulted ceilings create a remarkable sense of space and individuality. Three additional double bedrooms provide flexible accommodation for family or guests, accompanied by a beautifully finished shower room.

Rich in architectural character, with stained glass windows, feature fireplaces and original detailing throughout, this unique Dartmouth home offers a rare blend of heritage, practicality and modern comfort in one of the town's most sought-after central locations.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and 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





KEY FEATURES

- Wonderful level central position in the heart of Dartmouth
- Picturesque River Dart, independent shops, cafés and restaurants on the doorstep
- Grade II listed building rich in character and period features
- Flexible accommodation arranged as a one-bedroom apartment and four-bedroom duplex apartment
- Opportunity to create one substantial residence or retain two separate homes
- Beautifully refurbished kitchens and bathrooms
- Stunning original features including stained glass windows, exposed beams and feature fireplaces
- Views towards the boat float and the town
- Five bedrooms in total with versatile accommodation ideal for multi-generational living or income potential





PROPERTY DETAILS

Property Address

Flat, 1 Fairfax Place, Dartmouth, Devon, TQ6 9AD

Mileages

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

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: TBC Potential: TBC

Council Tax Band

N/A - business rated

Tenure

150 year lease from 29th September 2000

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 turn right in to Fairfax Place and the entrance to the apartment is to the left of Moshulu on the left hand side

Viewing

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



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FLOOR PLAN

Approximate Gross Internal Area 2714 sq ft - 253 sq m

Ground Floor Area 184 sq ft – 17 sq m
 First Floor Area 879 sq ft – 82 sq m
 Second Floor Area 942 sq ft – 88 sq m
 Third Floor Area 709 sq ft – 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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