



BUNTINGS

SKYLARKS



Luscombe Maye

Since 1873

Skylarks, Great Cotton Farm, Dartmouth

Guide Price £300,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented two-bedroom terrace barn conversion.

Downstairs comprises two light and airy double bedrooms that are serviced by the family bathroom fitted with hand basin, WC and bath with shower above.

Stairs ascend to the open plan living space, that is complemented by exposed beams, gas fire and French doors onto the garden. The kitchen is fitted with ample worktop space, integrated fridge and oven with space for other appliances.

Outside, the property benefits from allocated parking, front courtyard and west facing garden, perfect for soaking up the evening sun.

DARTMOUTH

The ancient town and deepwater port of Dartmouth is set in a picturesque location, with steep wooded hillsides framing the valley, leading you down to the famous River Dart at the bottom of the valley. The town itself sits right on the river with the embankment being a promenade which runs the length of the town. In addition to the views, the town has a wide selection bistros, restaurants, boutiques and specialist shops lining its narrow streets. There is a strong historic atmosphere in the town with its preserved medieval buildings and structures- the Cherub pub and Agincourt House are both 14th century buildings, the timber on the Butterwalk arcade dates from the 1630s and the Cobbled Bayards Cove has changed little since 1539.

There are plenty of opportunities for sailing and fishing and the South Hams' rolling countryside and excellent beaches are within immediate reach.

DIRECTIONS

What3Words - [score.stated.riverside](https://www.what3words.com/score.stated.riverside)



Skylarks, Great Cotton Farm, Dartmouth, TQ6 0LB

Approximate Gross Internal Floor Area = 71.6 sq m / 771 sq ft

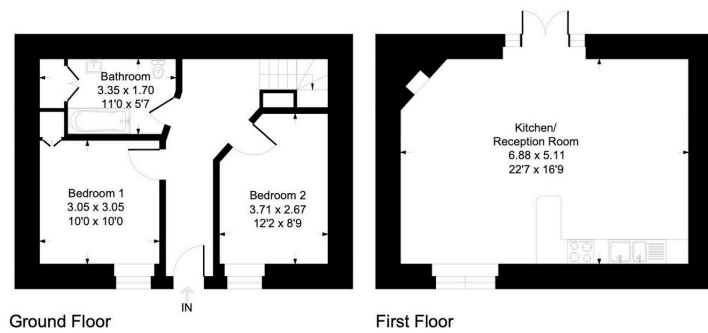


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Terrace Home • Barn Conversion
- Open Plan Living
- Recently Decorated Throughout
- Private Garden & Patio
- Allocated Parking
- Two Double Bedrooms
- Walking Distance into Dartmouth
- Reverse Level Living



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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