STAGS

Bayards View

Bayards View, 27 Newcomen Road, Dartmouth, Devon, TQ6 9BN

Totnes 14 miles Exeter 34 miles Plymouth 23 miles

A distinguished Grade II listed 17th century former merchant's house in need of renovation, currently divided into two apartments with spectacular River Dart and out to sea views.

- No onward chain
- 2 self-contained apartments with further potential.
- Stunning views of the River & out to sea
- Grade II listed
- Roof top Sun Terrace 25ft X 11ft
- Enclosed rear terraced garden
- Central Town and level location
- 1506 sqft of accommodation
- EPC D & D
- Free Hold - Council tax A & D

Guide Price £349,000

SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington.

DESCRIPTION

Bayards View is a Grade II listed townhouse with origins dating back to the 17th century, when it served as a prosperous merchant's house before later operating as a shop with living quarters above. Occupying a prime position on Newcomen Road. The property enjoys a level central location within easy reach of Dartmouth's vibrant town centre. Currently configured as two apartments and in need of renovation throughout, Bayards View presents an exciting opportunity to restore it to a single substantial family dwelling (subject to the necessary consents) or keep as two apartments offering potential multi generation or living or income. Potential rental income once renovated estimated to be £2500 per month.

The characterful accommodation boasts spectacular views across the River Dart and out to sea, comprising four bedrooms in total, multiple reception rooms adorned with original period features including exposed beams, stonework and ornamental plasterwork ceilings, two kitchens and shower rooms. The ground floor apartment benefits from a private enclosed courtyard, whilst the first floor apartment enjoys decked and elevated terraces, ideal for alfresco entertaining. With its rich heritage, flexible living space, and commanding riverside setting. It is thought there may be further potential to add additional accommodation of a 4th floor subject to listed building concerts.

ACCOMMODATION

The front door opens into a communal entrance hall, providing access to the ground floor apartment and a separate staircase serving the apartment above. The ground floor accommodation offers deceptively spacious living, beginning with a characterful sitting room where a striking shop-style window frames magnificent views across the River Dart to the open sea beyond. Exposed beams and original stonework lend warmth and period charm to this inviting reception space. The kitchen/dining room is well-appointed with a comprehensive range of floor and wall-mounted units set against tiled surrounds, with space for an electric oven, fridge/freezer, washing machine and dining table. A rear hallway provides valuable storage cupboards and houses the gas-fired boiler, with a door leading to a private enclosed courtyard. The ground floor is completed by a double bedroom, which also benefits from courtyard access, and a tiled shower room fitted with shower cubicle, WC, wash hand basin and heated towel rail.

Ascending to the first floor reveals a wonderfully spacious sitting/dining room where an elegant bay window with built-in seating showcases breathtaking views encompassing the River Dart and the iconic silhouette of Dartmouth Castle. The dining area is particularly distinguished by its ornamental plasterwork ceiling, a fine example of the property's original architectural detailing. Adjacent to the principal reception room, a practical utility area houses an additional gas-fired boiler and offers space and plumbing for laundry appliances, as well as room for a fridge/freezer. This flows into the well-equipped kitchen, featuring a comprehensive range of floor and wall-mounted units alongside an integrated electric oven and hob. A door from the kitchen opens onto a decked terrace, which leads to further elevated outdoor terraces, perfect settings for alfresco dining and entertaining.

The second floor accommodates three bedrooms, with the principal bedroom positioned to capture the property's finest views. These rooms are served by a shower room, complete with shower cubicle, WC, wash hand basin and heated towel rail.

TENURE

Freehold.

SERVICES

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

LOCAL AUTHORITY

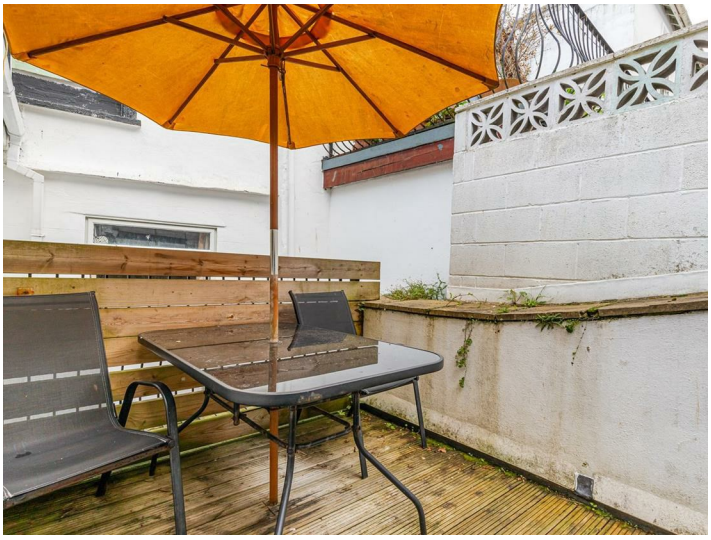
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place. Turn right onto Newcomen Road and continue along until you find Bayards View on the right hand side



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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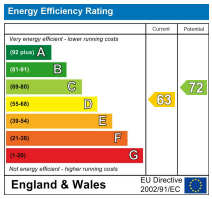

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