



**MILLARD
COOK**

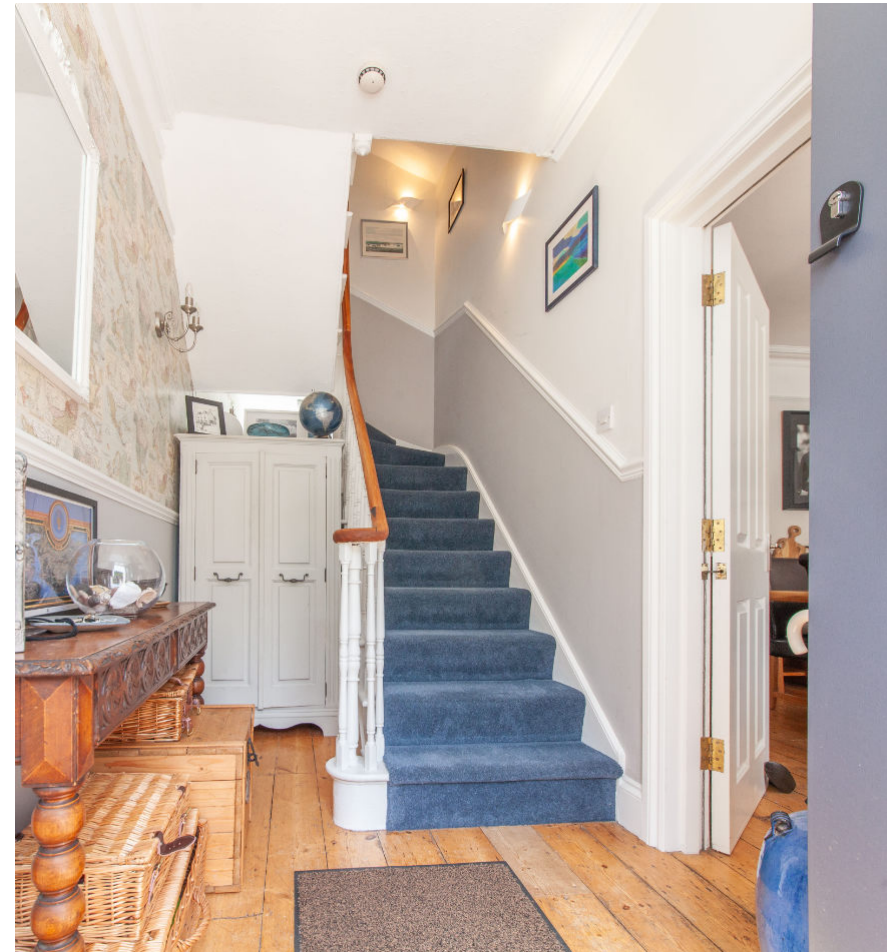
The Victorian House, 1 Vicarage Hill Dartmouth, TQ6 9EW

This substantial Victorian attached residence is ideally situated within a short, level walk of the historic town of Dartmouth, renowned for its array of independent shops, restaurants, and local amenities.

Dating from the late 1800's, the property has been thoughtfully and meticulously updated in recent years to create an impressive family home, while also offering excellent holiday letting potential due to its generous proportions and versatile accommodation. The property further benefits from private parking for at least four vehicles within its grounds.

Internally, the home retains a wealth of period charm, including bay windows, original floorboards, ornate coving and ceiling roses. The accommodation comprises two elegant reception rooms, three double bedrooms with en suite facilities together with a superb second-floor guest suite incorporating its own living area and a kitchenette.

Outside, years of careful landscaping and dedication have created stunning, tranquil gardens filled with mature flowering shrubs, palm trees, and a variety of seating and entertaining areas. A detached studio further enhances the appeal of this peaceful oasis, all located in the very heart of Dartmouth.



Accommodation

Entrance Hall

A welcoming entrance hall featuring original floorboards and stairs rising.

A charming dining room with a bay window overlooks the front aspect with original floorboards, ornate coving, ceiling rose and an attractive feature fireplace.

The kitchen has a comprehensive range of base and wall-mounted units incorporating a Miele double oven, five-ring gas hob with extractor, integrated dishwasher, Belfast-style sink, and space for a large American-style fridge/freezer. A useful breakfast bar provides informal dining space.

Adjacent, is a practical utility area with space and plumbing for a washing machine and tumble dryer, together with the gas boiler, hot water cylinder, storage cupboards and a stable door leading outside.

From the kitchen, access leads to a rear hall with under stairs storage cupboard, secondary staircase to the first floor, and a cloakroom fitted with WC and wash hand basin.

A delightful principal reception room enjoys a bay window overlooking the front aspect, complete with window seating, ornate coving, ceiling rose and inset wood-burning stove with timber surround.





First Floor

The first floor hosts two generously proportioned double bedrooms to the front elevation, both enjoying a sunny southerly aspect and en suite facilities. One en suite features a bath with shower over, wash hand basin and WC, while the second provides a large shower cubicle, wash hand basin and a WC.

To the rear is a further double bedroom, currently arranged as an additional living space with built-in storage cupboard, secondary staircase to the ground floor, stable door providing access to the gardens and a beautifully tiled shower room with large shower cubicle, heated towel rail, wash hand basin, WC and a linen cupboard.



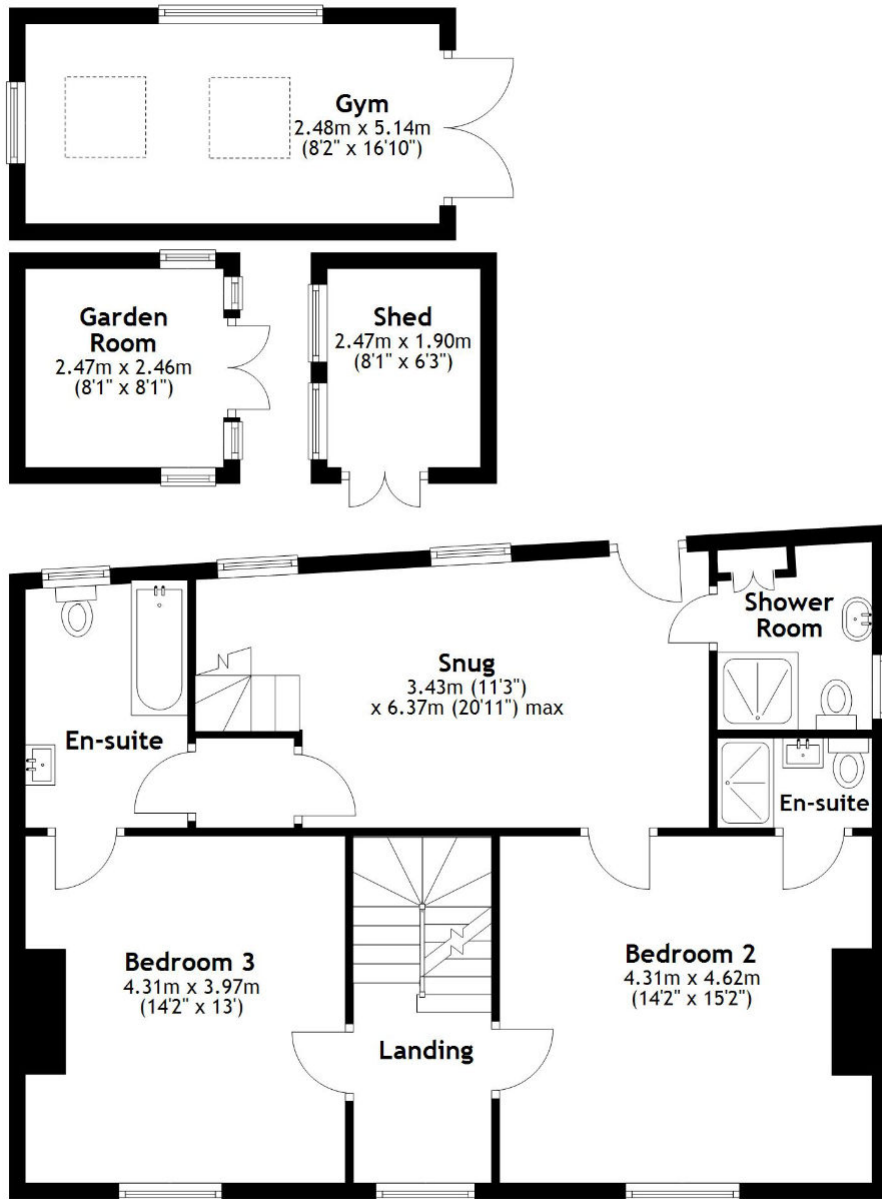
Second Floor Guest Suite

Occupying the entire roofline, the impressive second-floor guest suite offers a superb and versatile space with vaulted ceilings, skylights and double-aspect windows allowing for excellent natural light. The accommodation comprises a spacious double bedroom leading through to a seating area and kitchenette/dining space, together with an en suite featuring a bath, separate shower, wash hand basin and a WC. Subject to any necessary consents, this extensive area could potentially be reconfigured to create two separate rooms.



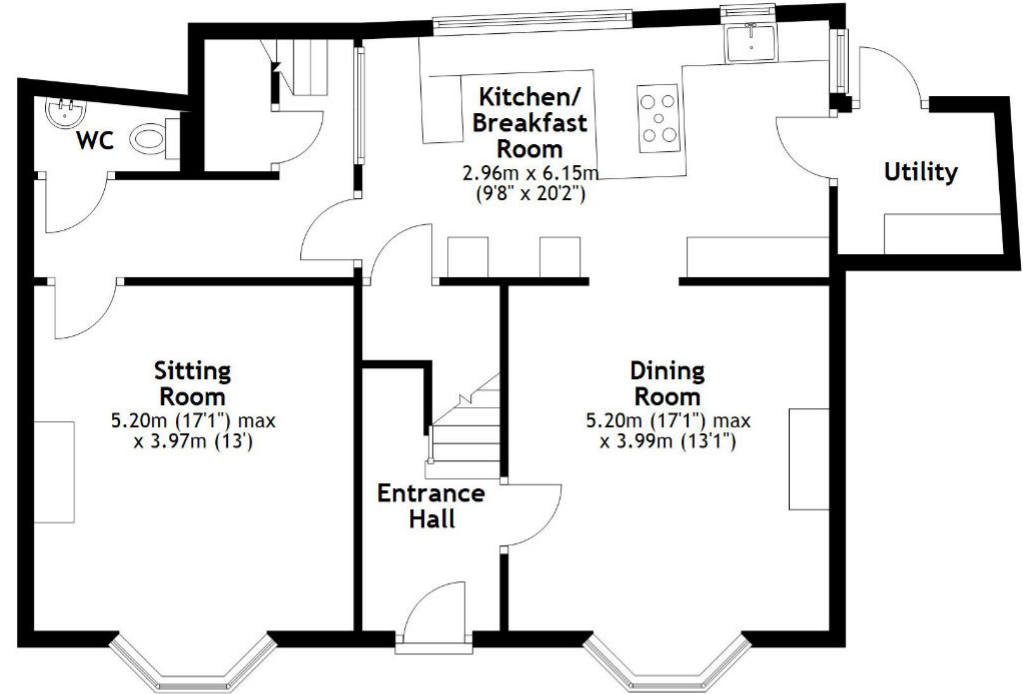
First Floor

Main area: approx. 80.6 sq. metres (867.5 sq. feet)
Plus outbuildings, approx. 23.5 sq. metres (253.4 sq. feet)



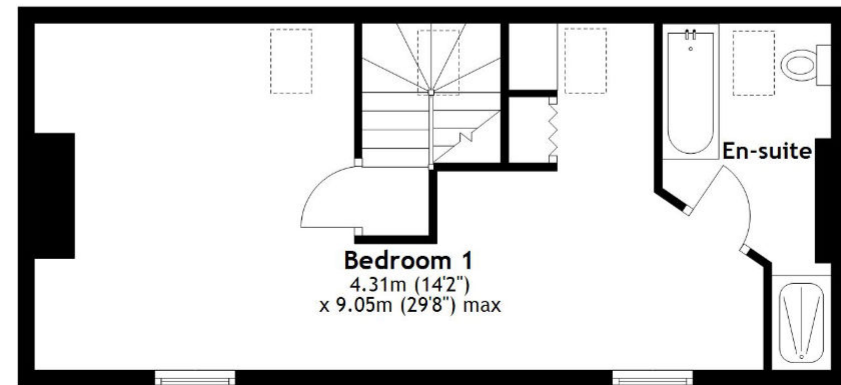
Ground Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



Second Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Main area: Approx. 198.9 sq. metres (2141.4 sq. feet)
Plus outbuildings, approx. 23.5 sq. metres (253.4 sq. feet)

The Victorian House, Dartmouth

Outside

To the front of the property is parking for three vehicles, together with an additional parking space to the side, storage cupboard and gated access to the rear gardens. Steps rise to a sunny front terrace and the main entrance.

The beautifully landscaped rear gardens can be accessed from the kitchen, first floor, and side of the property.

Meticulously maintained and thoughtfully designed, the gardens provide a series of wonderful alfresco dining and entertaining areas. Directly from the first floor is a sunny patio terrace with summer house and ample space for outdoor dining. Further steps lead to an impressive garden area surrounded by mature planting, flowering borders and olive trees.

A pathway continues to a substantial detached summer house/studio with light, power, and water connected, providing an ideal home office or creative workspace.

Opposite is a further raised seating area with glass balustrade enjoying delightful views across the town towards Kingswear.

The gardens are further enhanced by established seasonal planting, palms and a variety of tranquil seating areas throughout.



Services

All mains services connected. Gas central heating and UPVC double glazing.

Property size: 2,141 sqft

EPC : D

Council tax band: F

Agent Note: Please note, there is a right of way at the rear of the house for the adjoining neighbour.

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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