



ORLEANS

Dartmouth, Devon



A CHARMING, RENOVATED, LISTED GEORGIAN HOUSE WITH STUNNING VIEWS OVER THE RIVER DART

Summary of accommodation

Ground Floor: Entrance hall | Boot room | Principal bedroom/shower room suite | further bedroom/shower room suite

First Floor: Open plan sitting/dining room | Shower room | Laundry room

Second/Third Floor: Study | Kitchen | Two bedrooms | Family bathroom

Outside: Garden | Terrace

Distances: Totnes 14 miles, Kingsbridge 14 miles, A38 19 miles, Plymouth 33 miles, Exeter 43 miles
(All distances are approximate)



Offers in excess of £1,250,000

SITUATION

The beautiful and historic waterside town of Dartmouth, at the mouth of the stunning River Dart Estuary, is one of Devon's premier seaside havens and the town's deep-water port attracts sailing vessels from all over the world and is considered one of the prettiest in Europe.

The town is surrounded by gorgeous South Hams countryside and a short drive from many beautiful beaches. At its heart is the iconic Britannia Naval College, stressing its maritime heritage and the Dart Marina and Yacht Harbour, 85 nautical miles from Cherbourg and 70 from St Peter Port, Guernsey.

The town is a culinary enthusiast's paradise and there is an excellent selection of shops, artisan cafés, boutiques, galleries, pubs and restaurants, as well as supermarkets and medical facilities. The town is also famous for its annual Royal Regatta and there is a music festival and a food festival.

The South Hams area of South Devon is renowned for its beautiful rolling countryside, scattered with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs. The South West Coast Path provides breathtaking coastal walks. There are golf courses at Best Western The Dartmouth Hotel, Bigbury and Thurlestone.

At Totnes there is a station with mainline connections to London (Paddington) in under 3 hours and, via the A38 or A380, is the university and cathedral city of Exeter where there is access on to the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.

THE PROPERTY

Orleans is situated in Southtown, which is about equidistant between beautiful Warfleet Creek and the Harbour and an easy walk into the town centre. Beyond Warfleet Creek cove is Dartmouth Castle and St Petrox Church, near to the National Trust bluebell woods of Gallants Bower, and further along the coast path are the beaches of Castle Cove and Sugary Cove.



Orleans is an elegant, attached, three/four floor Georgian house, Listed as being of architectural or historic interest, Grade II, and stated as late 18th century.

The house has been sympathetically renovated and thus the period charm, with its well-proportioned, high ceilinged rooms and features such as decorative cornicing, picture rails and pretty staircase with stick balusters and curving handrail, typical of the architectural period, combines with the comforts of modern living within this glorious riverside town, whilst enjoying wonderful views across the river from several of the rooms.

Off the entrance hall, at ground floor level, is a boot room and two bedroom/shower room suites and, at the heart of the house, on the first floor, is the gorgeous open plan, light and spacious, sitting/dining room with attractive feature fireplace and wide bow windows affording beautiful views across the River Dart.



The Georgian staircase rises to the second/third floor with well equipped, fitted, kitchen with integrated appliances and French doors out to the terrace. There is also a study and, above, two further bedrooms and a family bathroom with both bath and shower.

To the rear, French doors from the kitchen open to steps up to a paved terrace garden with garden store and stairs rise to a further decked terrace area above.

Nearby is a garage which is available by separate negotiation.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Local Authority: South Hams District Council

EPC: Band D

Council Tax: F

Directions: TQ6 9BX



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
168.3 sq.m. (1811 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.