







Near Dartmouth

Offers in the Region of £575,000

A large detached New-England style house close to the historic coastal town of Dartmouth

Bedrooms: 5 | **Bathrooms:** 5 | **Receptions:** 2

Court Lodge is a delightful southerly facing detached house within the Hillfield village, a unique collection of luxury holiday properties approximately 3 miles west from the historic coastal town of Dartmouth, enjoying a quiet, rural position with facilities on site including a tennis court and recreation area.

Court Lodge offers versatile living accommodation for holiday let / second home with 5 bedrooms, 5 bathrooms, 4 of which En-suites, an open plan living space, TV living area, kitchen with a separate utility room and a shower. To the outside, the property offers southerly views of the surrounding countryside, private parking for 3 vehicles and garden seating options. There is double glazing and a central heating system.

Court Lodge is currently holiday let creating a good return. Further details upon request.



Accommodation

From the southerly facing decking to the front, double doors lead to the splendid open plan living area with vaulted ceilings, stairs raising with ample space for large dining table. The kitchen has a range of drawers and cupboards with marble worktops, range style cooker, sink, built-in dishwasher and a fridge. The living room is a good size with double door leading to the outside. Adjoining the kitchen is a useful utility room with space for washing machine, tumble dryer, fridge, freezer and a sink. There is a shower cubical and door to the outside. The remaining ground floor offer 3 wonderful sized double bedrooms, 2 of which en-suite showers and a family bathroom.



First Floor

The first floor offers a wonderful second living space, vaulted ceilings and skylights. There are 2 very large bedrooms, both with en-suite shower facilities and fine southerly views across the surrounding countryside.

To the outside

There is ample private parking adjoining the property for 3 vehicles. Pedestrian gates leads to the front of the property which is decked for ease of maintenance with ample seating options. Mature shrubs and hedges create privacy. Door lead to the property and access around the side to the utility room. Adjacent to the property is a tennis court and nearby, children's recreation space.

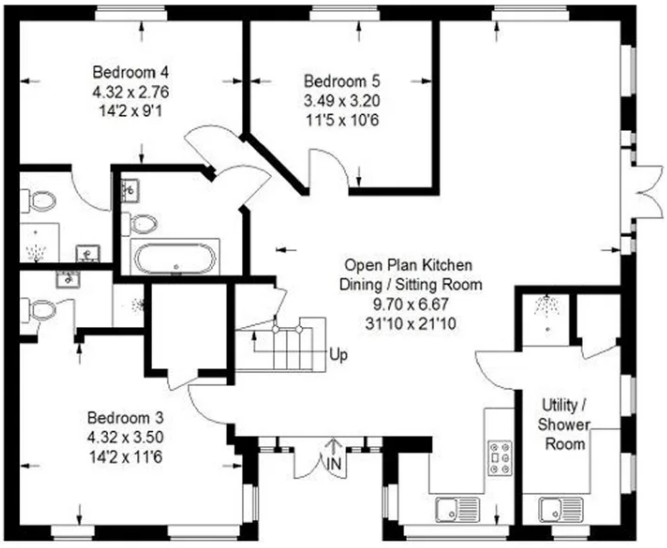


Services & Tenure

Freehold. The property is for holiday use only.

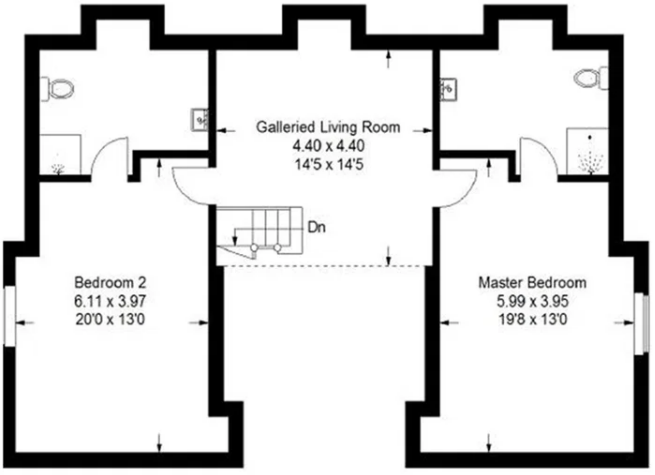
It is understood all services are connected except gas (not in village) Underfloor heating. There is a management fee for the maintenance of communal grounds. Contact agent for further details.

Property size approx. 2,066 sqft. EPC: D. Council tax band: Business rated. Viewings. Advanced notice required to view the property, strictly via Millard Cook in Dartmouth. Floor plans and images are for guidance only.



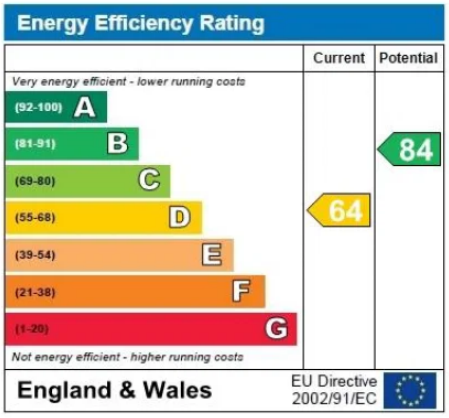
Ground Floor

Approximate Gross Internal Area
191.9 sq m / 2066 sq ft



First Floor





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