

19 FORD VALLEY
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



19 FORD VALLEY, DARTMOUTH

A beautifully presented Victorian home with character, space, a lovely tiered garden and garage.

Situated in a quiet, elevated position near the heart of the town, all its wonderful shops, galleries, bars and restaurants, as well as the River Dart, are just a short walk away.

This lovely home is a wonderful blend of period charm and contemporary comfort. Over the years, the property has been thoughtfully enhanced, creating a home that feels both stylish and inviting, while retaining the character and proportions that make houses of this period so appealing.

There is a welcoming entrance hall which sets the tone for the character that continues throughout the house.

The sitting room is a wonderful space, with a generous bay window and window seat which draws in an abundance of natural light and creates a cosy spot to sit and enjoy the sunshine. A modern log-burning stove, set within a slate hearth, adds a cosy focal point and makes this an inviting room throughout the year.

The adjoining dining room offers excellent space for entertaining, providing an ideal setting for relaxed family meals or longer evenings with friends.

At the rear of the house, the kitchen has been designed with practicality in mind and benefits from a large fixed glazed panel, allowing in plenty of natural light. Tiled flooring and contemporary cabinetry create a smart and functional space. Beyond the kitchen, the separate utility room provides useful additional storage and laundry facilities, together with a convenient WC and direct access outside.

Upstairs, the accommodation is arranged over two floors and includes three excellent double bedrooms, as well as access to the rear terraced garden from the first floor landing.

The rear bedroom enjoys views across the garden and features a lovely period fireplace, while the second bedroom overlooks the front garden and surrounding countryside through a large sash window and also benefits from an original fireplace. Both rooms offer generous proportions and plenty of flexibility for bedroom furniture. Also on this floor is a stylish family shower room.

The principal bedroom occupies the top floor and is a really lovely retreat. With windows looking towards both the front and rear of the property, it enjoys a wonderful sense of light and openness. Useful storage and a stylish en suite shower room complete this floor.

Outside, the rear garden rises through a series of planted terraces, with mature flowers and greenery creating colour, texture and a wonderful feeling of privacy. The garden is really well terraced and, at the uppermost level, is a timber studio complete with a hidden decked seating area. Currently used as a useful shed, the studio could have the potential to become a home office, creative space or simply somewhere to escape with a book and a glass of something cold. It is a delightful addition. To the front there is a really pretty gravelled garden.

Finally, this lovely home benefits from a single garage in a block at the bottom of the steps.

With its period charm, generous accommodation and beautifully established garden, this is a home with real personality. A property that feels equally suited to family life, entertaining and enjoying the relaxed pace of Dartmouth living.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside, with some of the most beautiful beaches in the area just a short drive away. There are several excellent golf courses within easy reach, and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.





KEY FEATURES

- Beautifully presented Victorian home with charming period character and contemporary comfort
- Quiet, elevated position within a short walk from the heart of the town and River Dart
- Three generous double bedrooms, including a main bedroom with en suite shower room
- Spacious sitting room with bay window, window seat and modern log-burning stove
- Separate dining room offering excellent space for entertaining
- Well-appointed kitchen with contemporary cabinetry
- Separate utility room
- Well established terraced rear garden with mature planting and a good sized shed with potential
- Single garage in a nearby block





PROPERTY DETAILS

Property Address

19 Ford Valley, , Dartmouth, Devon,TQ6 9ED

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: D Potential: C

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On foot from our offices on Hauley Road, turn right onto Fairfax Place, continue along The Quay and turn left onto Duke Street which in turn becomes Victoria Road. As the hill starts to rise just beyond the crossroads turn right onto Ford Valley. Continue for a short while passing two blocks of garages on your left. Take a set of steps on the right hand side up to the property.

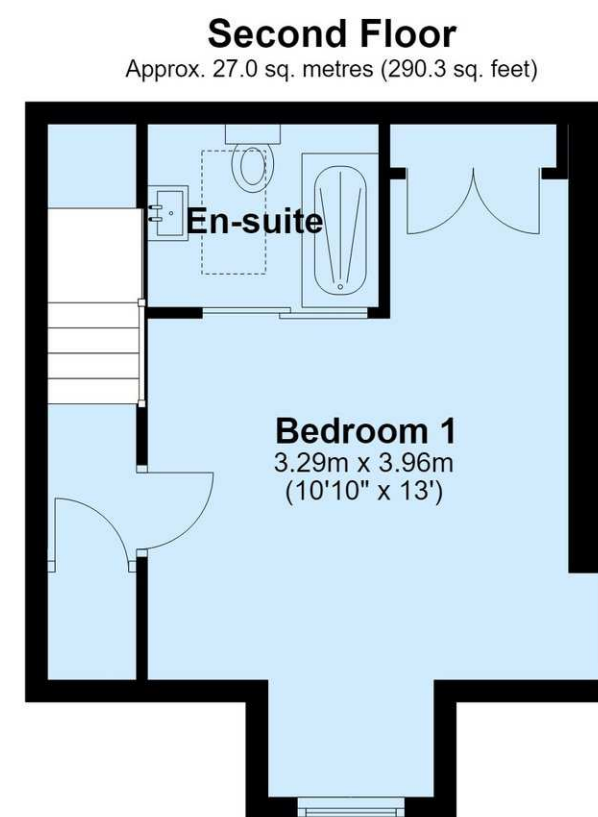
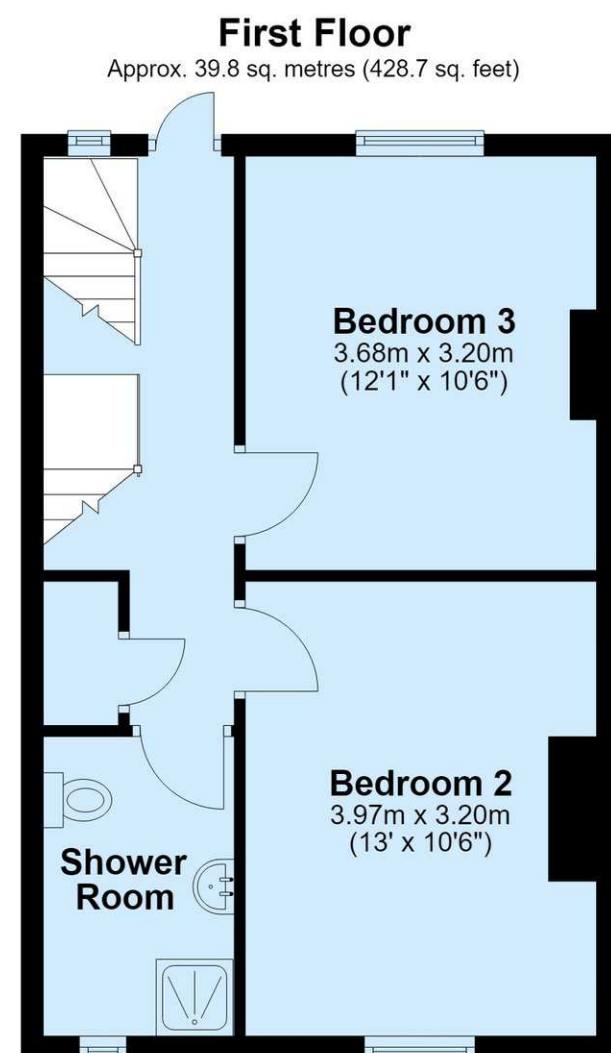
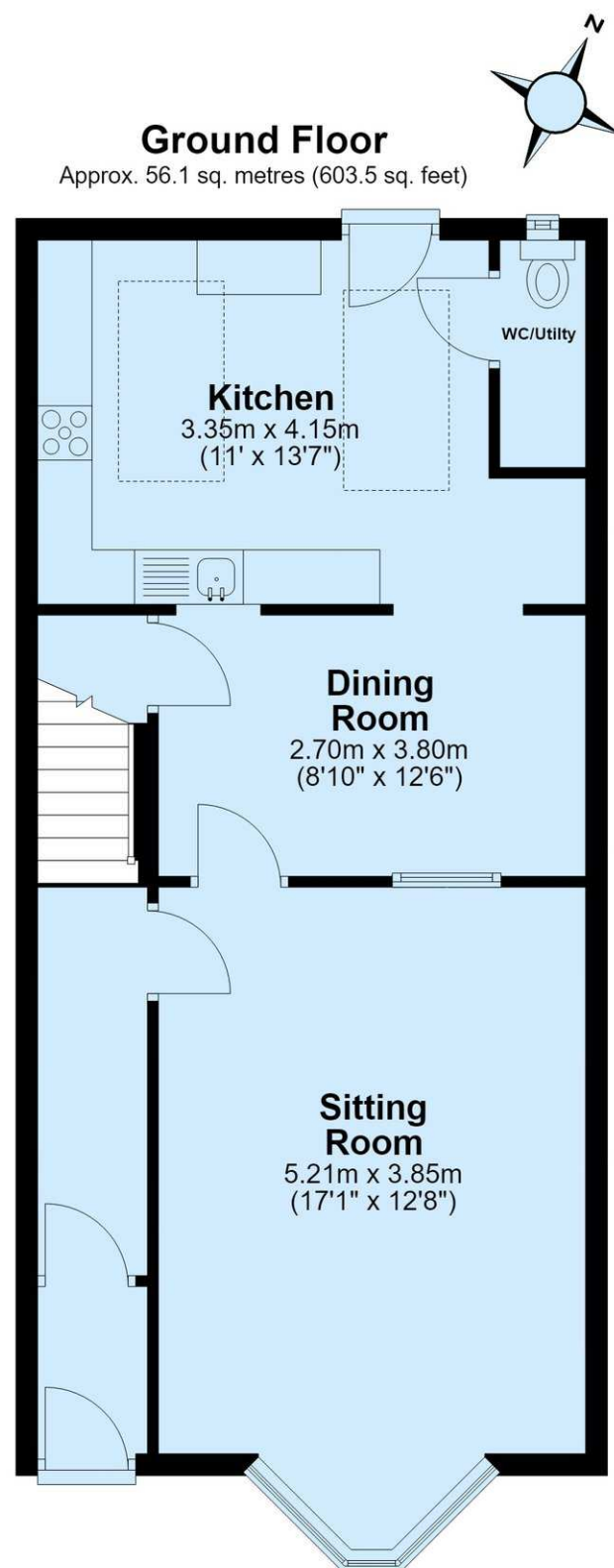
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN



Total area: approx. 122.9 sq. metres (1322.5 sq. feet)



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