



MILLARD
COOK

18 Clarence Hill

Dartmouth, TQ6 9NX

18 Clarence Hill is an imposing four-storey, double-fronted townhouse situated in one of Dartmouth's finest and most sought-after streets. Occupying a slightly elevated and peaceful position, the property enjoys magnificent southerly views across the rooftops of Dartmouth, St Saviour's Church, the River Dart, Dartmouth Castle, Kingswear and out towards the open sea.

Approaching 2,500 sqft of spacious and versatile accommodation, the property has been thoughtfully improved and renovated over the years and provides an excellent combination of period character and modern convenience. The accommodation is ideally suited to either a permanent family home or a second home and includes four bedrooms, two en-suite facilities, a family bathroom and separate shower room, a study and a useful, versatile TV/music or hobby room.

Further benefits include double glazing, gas-fired underfloor heating and excellent living and entertaining space.

A particular attraction of to the property is the unusually generous off-road parking for at least two large vehicles, together with a private southerly-facing terrace and beautifully established rear gardens. The gardens are well stocked with a variety of mature flowers, shrubs and plants and provide numerous seating areas from which to enjoy the far-reaching views.



Accommodation

Ground Floor

The front entrance door opens into a welcoming reception hall with attractive tiled flooring and stairs rising with useful storage beneath.

To the rear is a well-equipped utility room, fitted with a comprehensive range of drawers and cupboards, sink unit and space and plumbing for a washing machine and tumble dryer, together with space for a freezer. There is also a double cupboard and boiler cupboard housing the hot water cylinder and boiler.

A cloakroom provides a WC and wash hand basin.

The ground floor also offers a delightful double guest bedroom overlooking the front of the property, complemented by a well-appointed en-suite shower room with a large walk-in shower, wash hand basin, WC and heated towel rail.

A useful study is positioned to the front, while to the rear is a versatile TV/music room or hobby room, offering excellent flexibility for modern family living.



First Floor

The spacious first-floor landing leads into the principal living accommodation.

The impressive sitting room benefits from three sash windows overlooking the wonderful southerly views across Dartmouth, the River Dart, Kingswear and out towards the sea. A feature stone fireplace provides an attractive focal point, incorporating an inset gas-effect wood burner with fitted shelving to either side.

An opening leads through to the charming dining room, providing ample space for a substantial dining table and additional furniture.

The superbly appointed kitchen is particularly impressive, with an extensive range of drawers, cupboards and wall-mounted units, complemented by a central island. There is a Falcon five-ring gas hob with double oven, Quooker tap, dishwasher and space for an American-style fridge freezer.

A useful walk-in larder provides additional storage, while a large skylight floods the kitchen with natural light. A side passageway provides access to the outside, together with a further cloakroom with WC and a hand basin.





Second Floor

Stairs rise to the second-floor landing, with useful storage beneath.

The generous principal bedroom enjoys two windows overlooking the rooftops of Dartmouth, the River Dart and out towards the sea. A comprehensive range of fitted wardrobes provides excellent storage.

The en-suite shower room is fitted with a walk-in shower, wash hand basin and WC, together with a window, tiled flooring and a heated towel rail.

Bedroom Three is a good-sized double bedroom with a range of fitted wardrobes along one wall and a window overlooking the beautifully established rear gardens.



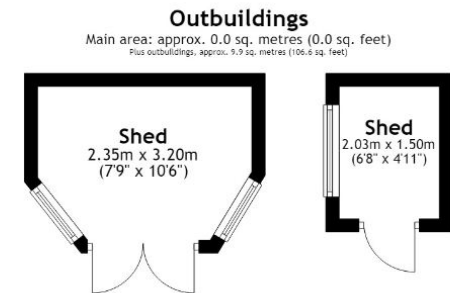
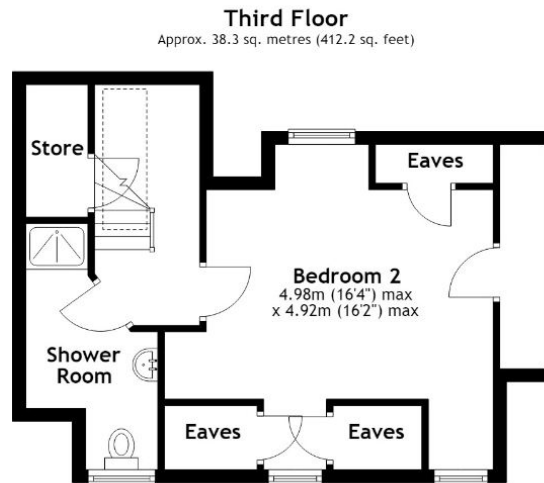
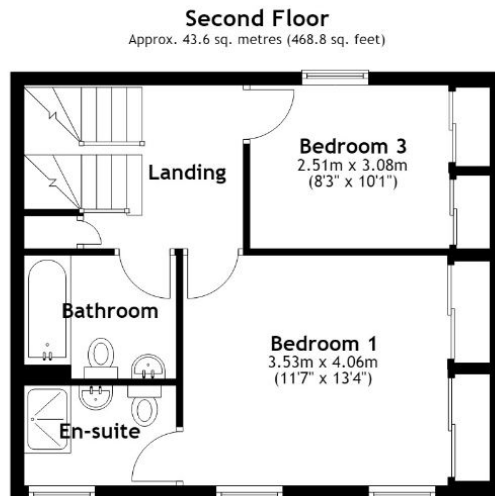
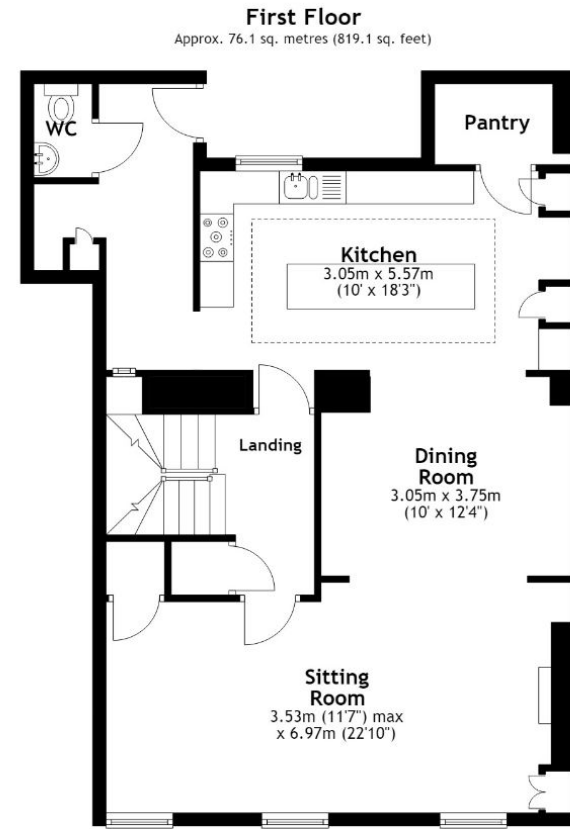
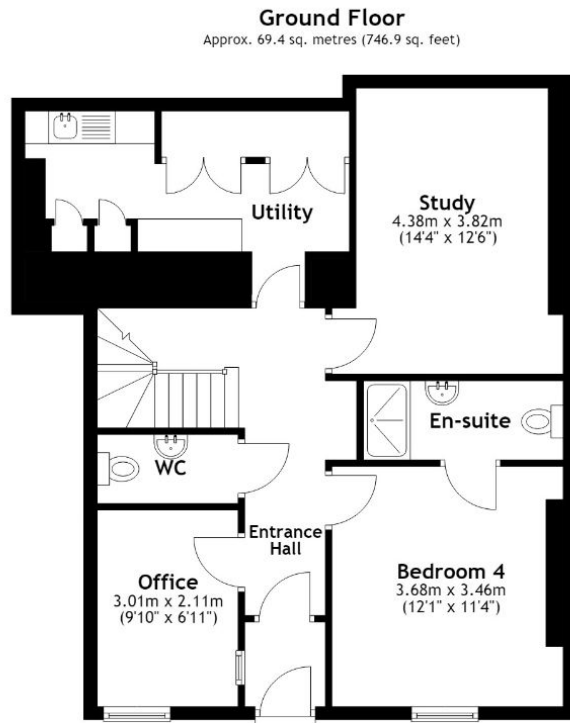
Third Floor

The top-floor landing benefits from a large skylight and useful storage cupboard.

Bedroom Four is a particularly appealing double-aspect room, enjoying magnificent elevated views across Dartmouth, the River Dart and out towards the sea, together with views over the established rear gardens. There is also a useful walk-in wardrobe area.

A separate shower room comprises a shower, WC and wash hand basin, with wonderful views towards the River Dart and out to sea.





Main area: Approx. 227.3 sq. metres (2446.9 sq. feet)
Plus outbuildings, approx. 9.9 sq. metres (106.6 sq. feet)
18 Clarence hill, Dartmouth

Outside

To the front, the property benefits from two generous off-road parking spaces, suitable for large vehicles, together with gates leading to a beautiful private, southerly-facing terrace. This delightful area enjoys fine views across the rooftops of Dartmouth towards Kingswear and beyond and provides an ideal space for outdoor entertaining and enjoying the sunshine.

A right of way provides convenient pedestrian access towards Dartmouth town centre. From the kitchen, steps lead to the first section of the beautifully established gardens, which are well stocked with mature flowers, shrubs and plants and incorporate attractive seating areas and traditional stone walling.

Further steps lead to a delightful level garden, featuring an abundance of mature planting, an extensive patio, summer house and garden shed. From this elevated position, there are views across the rooftops of Dartmouth, the River Dart, Dartmouth Castle and out towards the open sea.



Services

All mains services connected.

Gas underfloor central heating and double glazing.

Property size: 2,446 sqft

EPC : D

Council tax band: F

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



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