



MILLARD  
COOK

# Little Borrington

## 2 Church Road, Dartmouth, TQ6 9HQ



Little Borringdon is a beautifully presented detached home occupying an elevated position, enjoying outstanding southerly facing views across Dartmouth, the River Dart, Kingswear, out to sea, and across the surrounding rolling countryside.

Modernised in recent years, Little Borringdon offers light, spacious, and flexible accommodation, ideally suited as either a full-time residence or an exceptional “turn key” second home. The ground floor features a generous open-plan kitchen/dining room with an adjoining utility room, and a bright southerly-facing living room with bi-fold doors opening seamlessly onto the garden terrace. A well-appointed ground-floor bedroom en-suite provides ideal guest accommodation.

On the first floor are two further large bedrooms, each with en-suite bath/shower rooms, with delightful sea views. An extensive balcony provides an ideal space for outdoor seating while taking in the panoramic outlook.

Outside, established walled gardens with mature planting create an attractive yet manageable setting, with a decked seating area adjoining the living room. The property also benefits from parking for two vehicles and a substantial storage area beneath the parking.

Further benefits include uPVC double glazing and a gas fired central heating system.

Little Borringdon is conveniently positioned just off the bus route and approximately a 15-minute walk from Dartmouth town centre.



## Accommodation

A timber door opens into the welcoming entrance hall with stairs rising and a useful under stairs cupboard. There is a cloakroom with tiled walls, WC and a hand basin.

A door leads to the sitting room and the impressive open-plan kitchen/dining room. This superb triple-aspect space is generously proportioned and fitted with an extensive range of modern wall and floor units with ample work surfaces. Integrated appliances include a double oven, fridge/freezer, electric hob, dishwasher and a one-and-a-half bowl sink unit. A large central island with seating provides a natural focal point adjacent to the dining area, with continuous timber flooring flowing throughout.

The adjoining utility room offers further worktops and storage, plumbing and space for a washing machine and tumble dryer, a sink unit and the gas boiler. A door provides access to the outside.

The southerly-facing living room is an exceptional space featuring three large bi-fold doors, opening onto the rear gardens and sun terrace, perfectly framing the beautiful views across Dartmouth, Kingswear, the River Dart and out to sea.

The ground floor benefits from a generous double guest bedroom with fitted wardrobes, a modern tiled ensuite comprising a shower cubicle, wash hand basin, WC, heated towel radiator and a window.





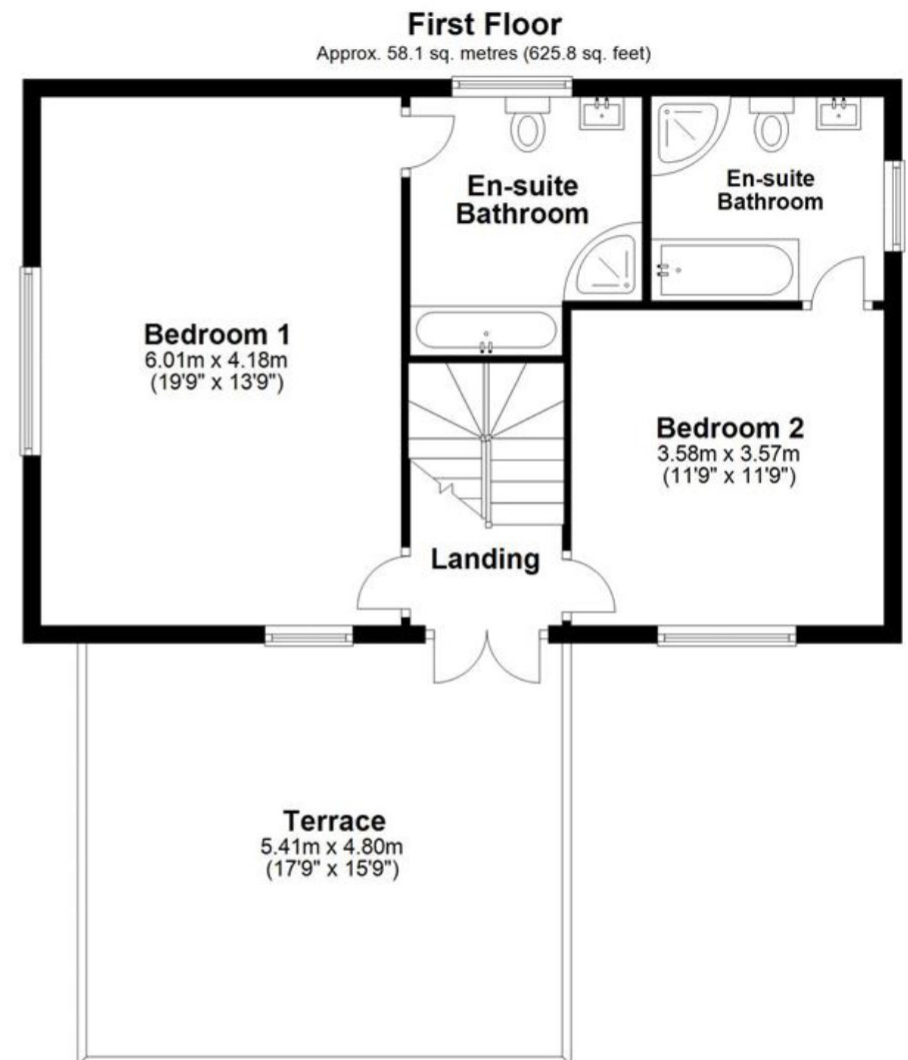
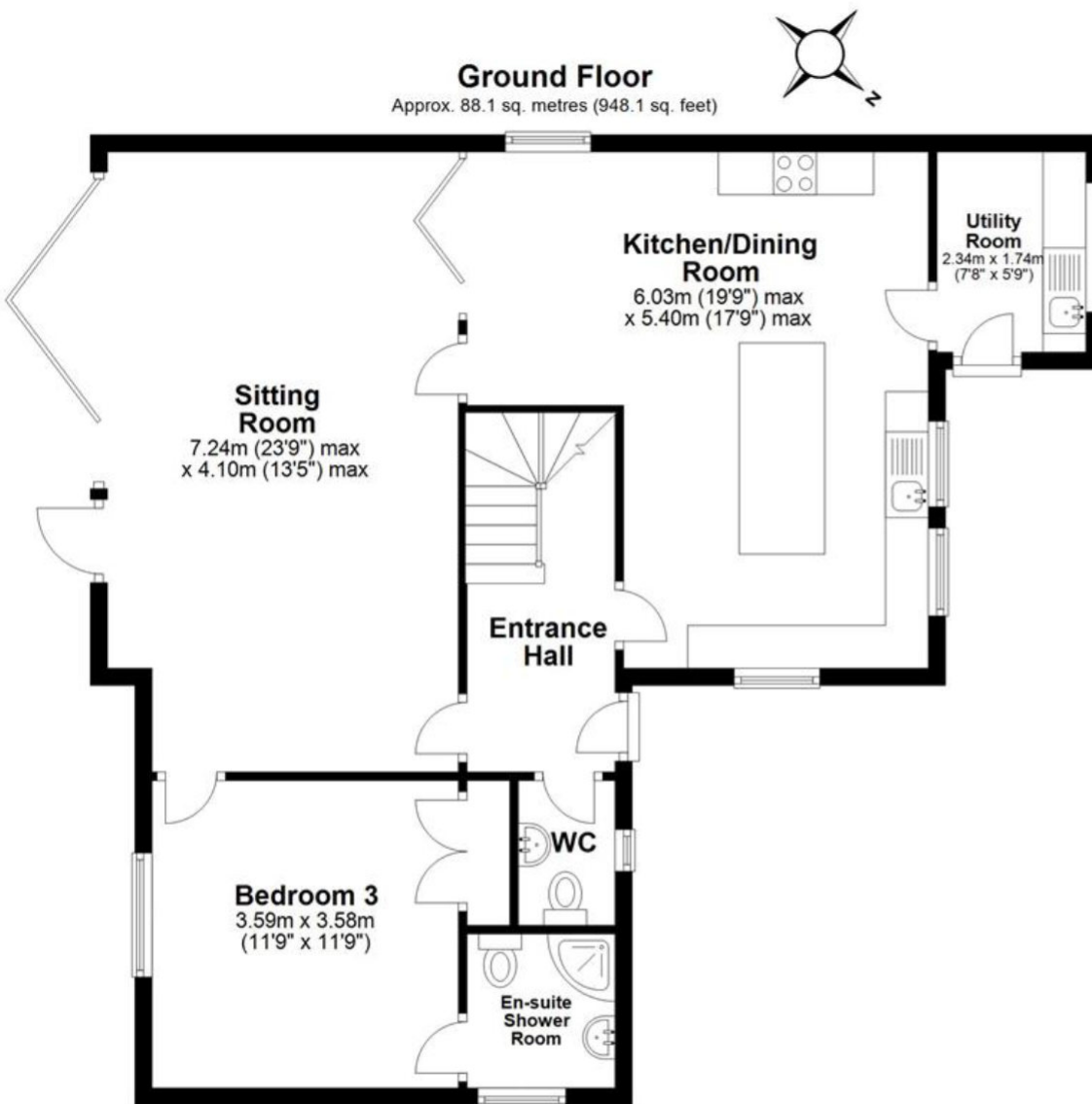
## First Floor

From the landing, double doors open onto the extensive balcony, an ideal spot for morning coffee while enjoying sweeping views across the countryside, Dartmouth, the River Dart and out to sea.

The principal bedroom is a wonderful dual-aspect room, enjoying far-reaching views across Dartmouth, the River Dart, out to sea and towards the Daymark in Kingswear. It is complemented by a spacious tiled en-suite featuring a bath, separate corner shower, wash hand basin, WC, heated towel radiator and a window.

Bedroom two is also a comfortable double room with a window to the front aspect and up river. It benefits from a generous en-suite comprising a bath, corner shower cubicle, WC, wash hand basin, heated towel radiator and window.





Total area: approx. 146.2 sq. metres (1574.0 sq. feet)

## To the outside

To the front of the property is a hardstanding parking area providing space for two vehicles. Steps lead up to the house, bordered by attractive stone walling with established shrub beds, including a beautiful mature wisteria. From Church Road, a further pedestrian gate provides access to the front entrance as well as the utility room.

Beneath the parking area is a unique cobbled under storage space approximately 23'x16', believed to be the original flooring and driveway to the neighbouring Borringdon House. This characterful area provides excellent storage, ideal for summer furniture, boating equipment and general outdoor items.

A pathway runs alongside the property to the rear garden, which has been designed for ease of maintenance with gravelled areas and an extensive decked terrace accessed directly from the living room.

The garden is enclosed by delightful period stone walling and complemented by an abundance of mature shrubs, creating an attractive and private outdoor setting.



Services.

All mains services are connected. Gas fired central heating and UPVC double glazing.  
EPC: C.  
Council tax band: F  
Size: 1,574 Sqft  
Freehold.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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

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