



MILLARD
COOK

Moonshine
Swannaton Road
Dartmouth, TQ6 9RL

A substantial detached house with flexible accommodation, ample parking, a garage and stunning country views, close to the town centre.



Moonshine is a deceptively spacious four-bedroom detached family home, elevated to enjoy wonderful southerly views across the surrounding countryside. Over the years, the property has undergone significant renovation, creating a substantial and highly flexible home suitable as either a full-time residence or an exceptional second home. Notably, the ground floor has been thoughtfully arranged to provide independent, Airbnb-style accommodation if required.

Externally, the property offers parking for three vehicles, a garage and a charming Mediterranean-style courtyard to the front. To the rear, there is an extensive entertaining deck alongside beautifully maintained, tranquil south-facing gardens.

Further benefits include gas-fired central heating, uPVC double glazing and a balcony accessed from the main living space. Extending to over 2,000 sq ft, the property is conveniently located within easy reach of Dartmouth's shops and amenities, yet enjoys a peaceful setting away from the hustle and bustle of the town centre.



Accommodation

The entrance door opens to a light and welcoming hallway with a window to the front and stairs descending to the lower level. A door leads to a cloakroom with WC, hand basin and useful coat hanging space.

The open-plan living space is of an impressive size featuring a generous sitting area with a focal wood burner. Large windows and sliding doors open onto the balcony, perfectly positioned to enjoy the southerly views across the countryside, with glimpses towards the River Dart.

The dining area comfortably accommodates a large table and benefits from engineered oak flooring which continues into the well-appointed kitchen. The kitchen is fitted with an extensive range of cupboards and drawers, complemented by timber work surfaces and includes an inset Bosch double oven, gas hob, integrated dishwasher, fridge, and a sink unit.

Adjacent to the kitchen is a utility room with space and plumbing for a washing machine and freezer, additional cupboards, a sink unit, pantry-style storage and an airing cupboard housing the gas boiler and hot water cylinder. A door provides access to the front of the property.





The lower-level landing includes a further cloakroom and a well-appointed bathroom with a large oval bath, corner shower and a wash basin.

The principal bedroom enjoys delightful southerly views and features timber flooring, a recessed wardrobe area and a recently renovated en-suite with a large walk-in shower, wash basin, WC, tiled flooring and a heated towel rail.

There are two additional double bedrooms, one with fitted wardrobes both enjoying pleasant countryside views.

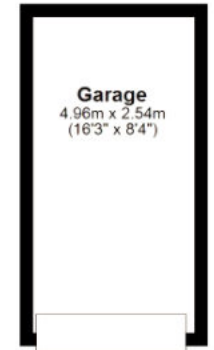
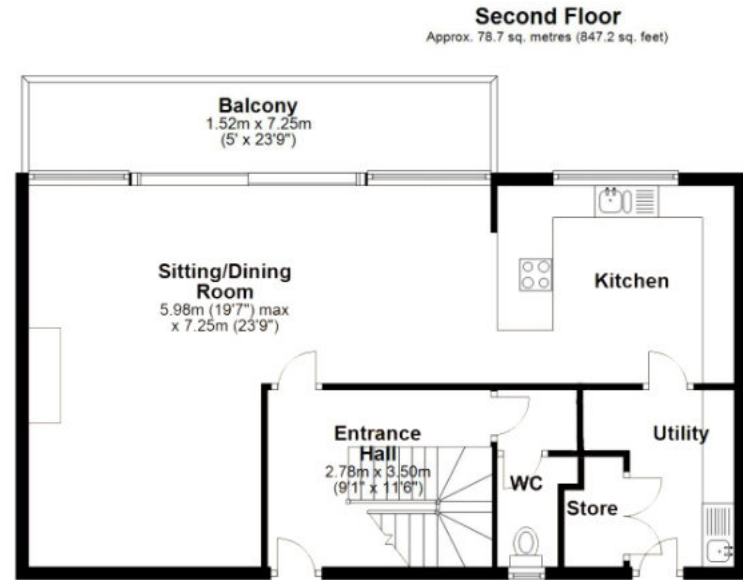
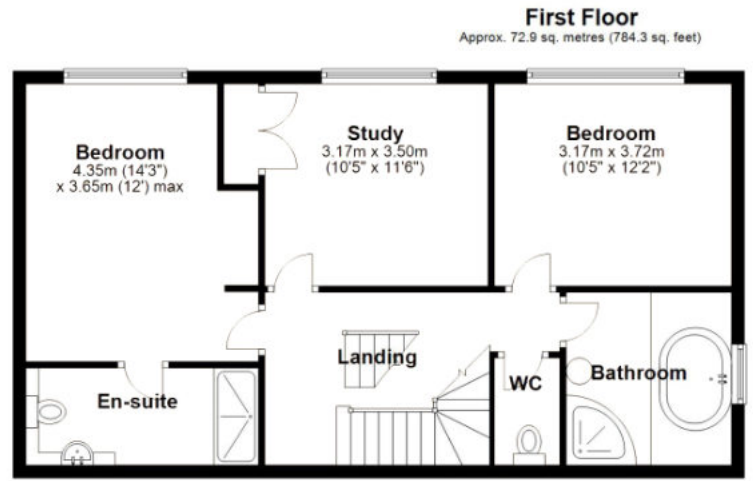


The ground floor has been designed with versatility in mind, ideal for dependent relatives, teenagers, or as a potential Airbnb opportunity, thanks to its independent access.

This level includes a spacious double bedroom with direct access to the outside, and a superb secondary living area with kitchenette, incorporating space for a fridge/freezer. Floor to ceiling windows and double doors open onto the southerly facing decked area.

A stylish, recently installed shower room completes this level, featuring a large walk-in shower, WC, wash basin, tiled walls and flooring, and a heated towel rail.





Not to scale, not to be relied on
Total area: approx. 186.0 sq. metres (2002.1 sq. feet)

Outside

The property provides parking for three vehicles and a garage with an up-and-over door, light and power. Gated access from either side of the parking areas to the attractive, low-maintenance, Mediterranean-style front garden which is paved and provides access to the front door, utility room, and bin store.

Steps to the side of the property lead down to a terrace with a wood store and access to an under-garage storeroom, an excellent space for hobbies, woodworking, or additional storage.

Further steps descend to an extensive, recently renovated decked area (over 500 sq ft), creating a superb outdoor entertaining space. South-facing and enjoying delightful views across the Warfleet Creek Valley, it provides direct access to the ground floor accommodation. Additional decked areas, raised flower and vegetable beds and a maturing wisteria enhance the setting.

Steps down to a pathways meandering through the beautifully established gardens, rich with mature shrubs and trees, including willow and exotic planting. The grounds offer a true haven for wildlife, providing peace, privacy, and tranquillity.



Services

All services are connected. Gas central heating.

Tax Band :F

EPC: D

Property size, approx. 2,002 sqft.

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans, and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

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