

MILL HOUSE DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



MARKET STREET, DARTMOUTH

The Mill House is a striking Grade II listed, two-storey home set in the very heart of Dartmouth. Believed to date from the 1830s, this elegant property beautifully combines period charm with thoughtful modern updates, offering light-filled, spacious and well-presented accommodation throughout.

An impressive front door opens into a dramatic entrance hall, where a graceful spiral staircase rises beneath an ornate skylight, creating an immediate sense of character and grandeur. This leads to the first-floor living spaces, where the stunning drawing room forms the centrepiece of the home. With high ceilings, three floor-to-ceiling sash windows, intricate ceiling mouldings, a feature fireplace, and period-style radiators, the room is both refined and welcoming. Flooded with natural light, it enjoys lovely views across the town, including glimpses of the market square, and stretches up the valley towards open countryside.

The kitchen is both contemporary and practical, fitted with a range of wall and base units, generous work surfaces, a built-in oven and hob, and space for additional appliances including laundry facilities. Adjoining this is a charming dining room, complete with a window seat—an ideal spot for relaxed mornings or informal dining while enjoying the outlook over the surrounding streetscape.

Upstairs, the property offers three generous double bedrooms, each continuing the home's sense of space and comfort. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom with a separate shower, WC, and wash hand basin.

The Mill House has been carefully modernised to preserve its historic character while providing all the comforts expected of a contemporary home. Whether as a full-time residence or an attractive holiday let, it offers both charm and versatility in equal measure.

Perfectly positioned in the centre of Dartmouth, the property enjoys immediate access to the town's vibrant shops, cafés, and waterfront, making it an exceptional opportunity to acquire a distinctive home in one of Devon's most sought-after coastal locations.

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 and a short drive from some of the most beautiful beaches in the area. 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

- Grade II Listed period home dating from the 1830s
- Wonderful central location in the heart of Dartmouth
- Elegant drawing room with 10ft ceilings and sash windows
- Striking spiral staircase with ornate skylight
- Three spacious double bedrooms, one en suite
- Character features including fireplaces and period radiators
- Ideal as a full-time residence or holiday let opportunity
- Freehold and leasehold - 125 years from March 2012





PROPERTY DETAILS

Property Address

Mill House, 4 Market Street, Dartmouth, TQ6 9QE

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: B

Council Tax Band

C

Tenure

Freehold and remainder of a 125 year lease from March 2012

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 office turn right and continue towards The Quay, turn left on to Duke Street and take the second right on to Market Street. The apartment is on the right hand side

Viewing

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



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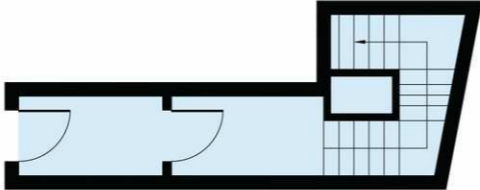
FLOOR PLAN

Approximate Gross Internal Area 1273 sq ft - 118 sq m

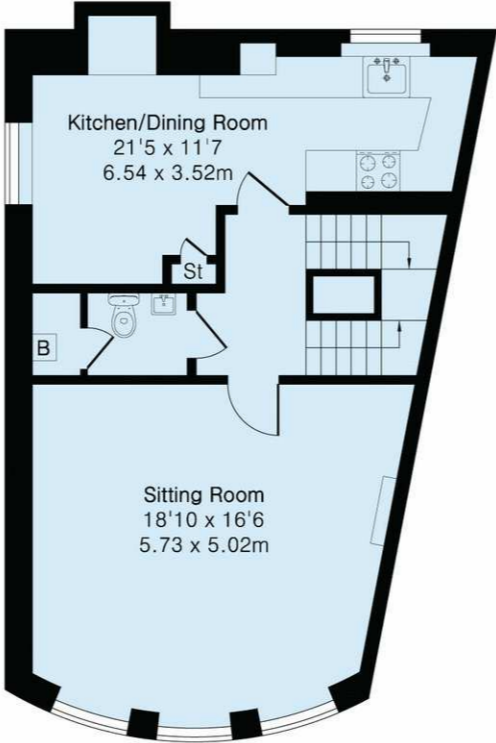
Ground Floor Area 101 sq ft – 9 sq m

First Floor Area 592 sq ft – 55 sq m

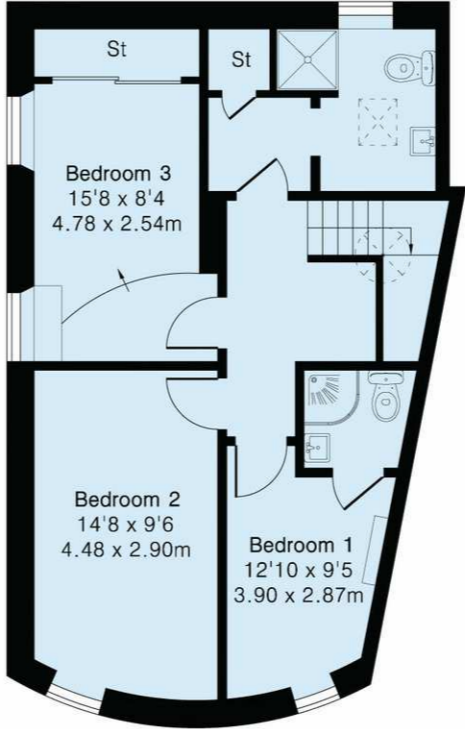
Second Floor Area 580 sq ft – 54 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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