

LOVERING COTTAGE, SOUTH FORD ROAD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



LOVERING COTTAGE, SOUTH FORD ROAD

Set amid the historic rooftops of Dartmouth, and just a few minutes walk from the River Dart, this characterful three-bedroom terraced house combines period detail, versatile accommodation and a secluded courtyard garden. Its handsome frontage of exposed local stone and decorative brickwork gives the property an appealing presence on South Ford Road, while elevated views towards the River Dart, the wooded countryside and the town's St Saviours church offer further appeal.

A panelled front door opens into the entrance hall, a light and welcoming introduction with access to the sitting room and stairs leading through the house. The sitting room is an elegant, generously proportioned reception space, illuminated by 2 broad sash windows. A handsome timber surround and ornate cast-iron fireplace form a warming focal point, complemented by fitted shelving for books. With ample room for several sofas and occasional furniture, this is a comfortable setting for quiet evenings as well as family gatherings.

On the lower ground floor, the spacious dining room provides the sociable heart of the home. A large sash window looks across the leafy rear garden, drawing in natural light, while a timber fireplace surround and wood burner effect stove adds further character. There is generous space for a substantial dining table, making the room equally suited to everyday meals, family celebrations and leisurely dinners with friends.

Adjoining the dining area, the galley kitchen is thoughtfully arranged with cream cabinetry, warm timber effect worktops and tiled flooring. A range of integrated appliances include a dishwasher, fridge, washing machine and bottle cooler, and an oven and hob sit beneath an extractor, while the stainless-steel sink is positioned along a practical run of preparation space. Numerous cupboards and drawers offer useful storage, and a peninsula creates an additional work surface while retaining a connection with the dining room. Finally on this level is a useful cloakroom.

A door opens onto the private rear courtyard. Enclosed by established stone walls, this sheltered outside space is paved for ease of maintenance and offers plenty of room for a table and chairs. Mature climbers, colourful foliage and planted pots soften the boundaries, creating a restful setting for morning coffee, summer lunches or evening drinks. A timber garden store provides useful storage.

The staircase rises to the first-floor landing, where two bedrooms and the family bathroom are arranged. One bedroom is a well-proportioned double with a sash window and views across Dartmouth's rooftops towards the harbour and wooded hills with built in cupboards.. The second is currently presented as a twin room and benefits from built in storage, making it ideal for children, guests or use as a home office. The bathroom is finished in neutral tiling and comprises a bath with shower above and glazed screen, a wash basin, WC and heated towel rail.

Occupying the top floor, the main bedroom is a charming retreat beneath gently sloping ceilings. A wide dormer window frames far-reaching views across the town towards the river, marina and surrounding countryside, while fitted storage makes good use of the eaves. An adjoining shower room, fitted with a WC and wash basin beneath a rooflight, adds valuable convenience.

South Ford Road lies within easy reach of central Dartmouth, an enduringly desirable South Devon waterside town celebrated for its sailing heritage and Royal Regatta. Independent shops, galleries, cafés, acclaimed restaurants and the waterfront are all close at hand, alongside scenic riverside walks and boating opportunities. Beaches and glorious countryside are readily accessible, while Totnes, approximately 13 miles away, offers mainline rail services to London Paddington. The A38 Devon Expressway may be joined at Buckfastleigh.





KEY FEATURES

- Characterful three-bedroom terraced house
- Pretty central Dartmouth location
- Handsome exposed stone and decorative brick façade
- Generous sitting room with period fireplace
- Spacious dining room with access out to the garden
- Fitted galley kitchen with integrated appliances
- Separate ground floor cloakroom
- Private enclosed courtyard garden
- Two first-floor bedrooms
- Top-floor main bedroom with wide dormer window
- Adjoining shower room
- Rooftop, River Dart and countryside views
- Family bathroom with shower over the bath
- Close to the embankment, shops, galleries and restaurants
- Gas fired central heating





PROPERTY DETAILS

Property Address

Lovering Cottage, 6 South Ford Road, Dartmouth, Devon, TQ6 9QS

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

C

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

From our offices on Hauley Road turn right onto Fairfax Place and take the first left up Smith Street. Continue straight ahead on to South Ford Road and the property 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 1271 sq ft - 118 sq m

Lower Ground Floor Area 342 sq ft – 32 sq m
Ground Floor Area 348 sq ft – 32 sq m
First Floor Area 361 sq ft – 34 sq m
Second Floor Area 220 sq ft – 20 sq m



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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