

4 CROWTHERS HILL DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



4 CROWTHERS HILL, DARTMOUTH

Occupying an enviable position in the very heart of the beautiful waterside town of Dartmouth, this charming detached period home is just moments from the River Dart and the wonderful array of independent shops, galleries, cafés and restaurants for which this much-loved South Hams town is renowned.

Extensively renovated and thoughtfully enhanced by the current owners, the property combines elegant period character with beautifully appointed contemporary accommodation. Arranged over three floors, the house offers a wonderfully versatile layout, with generous proportions, attractive architectural features and a light, welcoming feel throughout.

A particularly appealing feature is the self-contained accommodation on the ground floor, providing an excellent opportunity for multi-generational living, visiting guests or those seeking additional flexibility and potential income.

The ground-floor accommodation comprises a stylish and well-equipped kitchen, fitted with a range of wall and base units and integrated appliances, opening into a comfortable living area. A separate bedroom is complemented by an attractive en-suite shower room, creating a private and independent space within the home.

The principal living accommodation is arranged over the first and second floors. The first floor is home to an impressive sitting room, where a magnificent bay window overlooks the attractive street scene of Crowthers Hill, creating a wonderful sense of connection with this picturesque Dartmouth setting.

Also on this floor is the superb kitchen/dining room. Beautifully fitted with an extensive range of base units and integrated appliances, this is a particularly sociable space, ideal for entertaining and everyday family life. A most useful utility room/cloakroom completes the floor, while a door opens directly onto the delightful courtyard garden beyond.

The second floor provides three further bedrooms one of which would make a lovely home office/study. The elegant main bedroom has a pretty river view from the lovely large bay window and benefits from a stylish en-suite bathroom, while the two remaining bedrooms are served by a beautifully appointed Jack-and-Jill shower room.

Outside, the property benefits from a charming decked courtyard garden to the side, providing a pretty sunny spot in which to relax, dine and enjoy the atmosphere of this vibrant historic town. It is an inviting space in which to unwind after a day exploring the River Dart, Dartmouth's boutiques and galleries, or the beautiful surrounding South Hams countryside.

The position is undoubtedly one of this home's greatest attractions. Dartmouth is one of the South Hams most captivating waterside towns, celebrated for its picturesque setting on the River Dart, colourful maritime history and exceptional sailing facilities. The famous annual Dartmouth Royal Regatta brings an especially vibrant atmosphere to the town each year.

From this property, the very best of Dartmouth is quite literally on the doorstep. The waterfront, riverside walks, independent shops, galleries, cafés and renowned restaurants are all within easy reach, while the surrounding South Hams countryside and some of the region's most beautiful beaches are just a short drive away.

For those seeking an active lifestyle, there are excellent opportunities for sailing, boating, walking and golf, with several courses within easy reach. Despite its peaceful and picturesque setting, Dartmouth also offers good access to the wider region, with rail connections to London Paddington available from Totnes, approximately 13 miles away, and the A38 Devon Expressway accessible at Buckfastleigh.

A rare opportunity to acquire a beautifully presented and exceptionally versatile detached home in one of the most sought-after and enchanting locations on the South Devon coast.





KEY FEATURES

- Charming detached period home with views across the town towards the river
- Beautifully positioned in the heart of Dartmouth
- Moments from the River Dart and picturesque waterfront
- Renovated and beautifully presented throughout
- Elegant blend of period character and contemporary style
- En suite main bedroom with pretty River Dart view
- Separate ground-floor living accommodation
- Ideal for multi-generational living, guests or potential income
- Delightful decked courtyard garden
- Highly versatile accommodation arranged over three floors
- Excellent town-centre location close to shops, restaurants, galleries and cafés





PROPERTY DETAILS

Property Address

4 Crowthers Hill, , Dartmouth, Devon, TQ6 9QX

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

E

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. Bear round to the left onto Crowthers Hill and the house is the first property on the right hand side

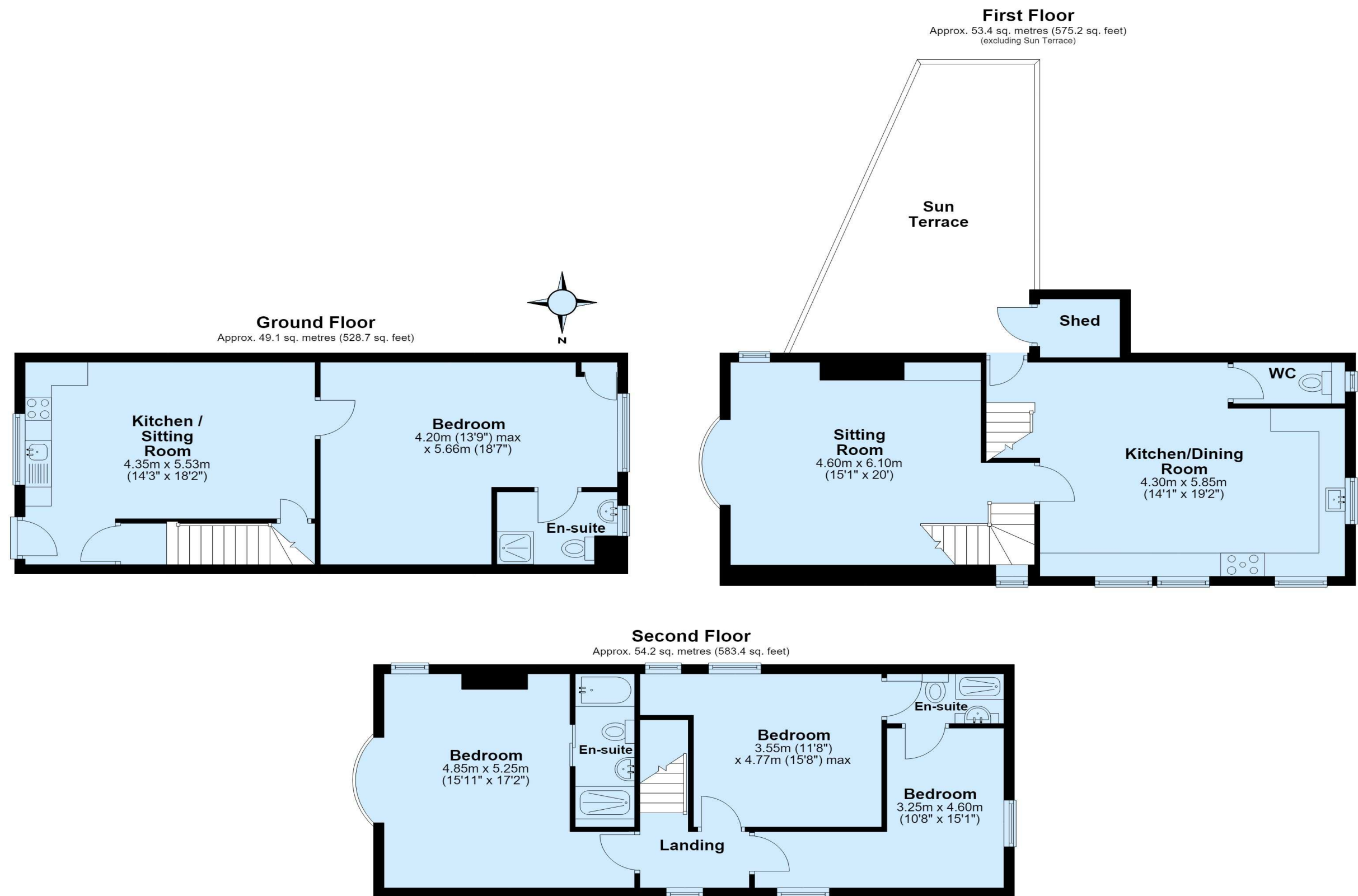
Viewing

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



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FLOOR PLAN





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