



MILLARD
COOK

LITTLE REDLAP
REDLAP, DARTMOUTH





Little Redlap is a stunning detached period home situated in the small hamlet of Redlap, just a few miles from the historic port of Dartmouth.

Built in 1936 by architect Sir John Hubert Worthington, Little Redlap has been significantly updated throughout the years to encapsulate the setting, retaining original features yet introducing a fantastic architect designed open plan kitchen/dining space (of around 700 SQFT) enjoying views across the gardens and sea beyond.

Little Redlap offers a mass of light, high ceilings and spacious accommodation being around 5,000 SQFT including a large entrance hall, superb living/dining room with open fire, a TV room, 6 double bedrooms, 2 bathrooms, 3 shower rooms, a large utility/games room, cloakroom and a useful cellar/store (approximately the length of the building).

Facing in a Southerly direction, Little Redlap enjoys delightful views across the gardens and out to sea with distance views of Beesands and Hallsands coastline.

To the outside, landscaped walled gardens with entertaining areas, mature shrubs and trees, lawn and vegetable planting with ample parking and a double garage.





Accommodation

A timber door leads to entrance and staircase. Engineered oak flooring leads to the fantastic open plan, living kitchen/dining room with 3 large, floor to ceiling sliding windows overlooking the delightful gardens with further window and door to the side and front.

There is a beautiful bespoke handmade kitchen with a wide range of units with an inset sink, built-in fridge, dishwasher, oil AGA, ample worktops and breakfast bar. To the side, further floor to ceiling storage units and space for seating.

Stairs to the first and lower ground floor utility/ games room.



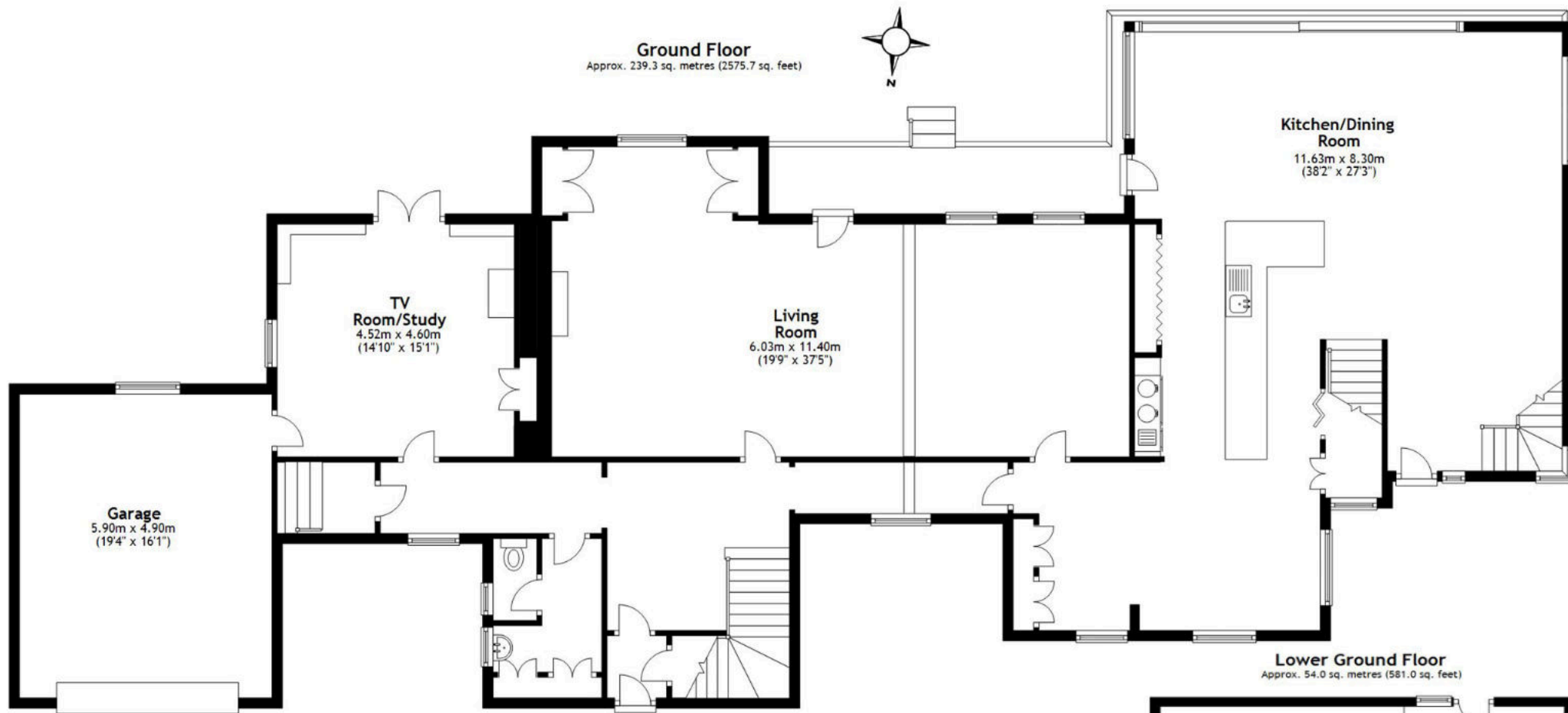
The delightful 37ft living/dining room offers high ceilings with windows overlooking the gardens and the sea beyond.

There is a beautiful stone fireplace with original oak flooring. Ample space for a large dining table and door to outside.

The dual aspect TV snug room has double doors leading to the rear garden and to the garage.

The remaining ground floor has a cloakroom and boot room with ample storage.

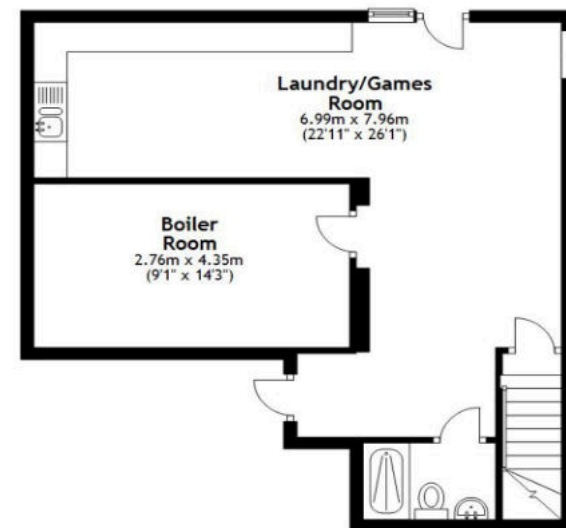




Utility / basement

From the kitchen, stairs lead to the lower level which is a fantastic size offering a utility area for large chest freezers, plumbing for washing machines, sink unit, games area/ dog beds/ boot room etc with adjacent shower room, WC and a hand basin.

The boiler room houses a biomass wood pellet central heating system and cylinder tanks. A door leads to the cellar/basement under the majority of the property. Door to the outside.



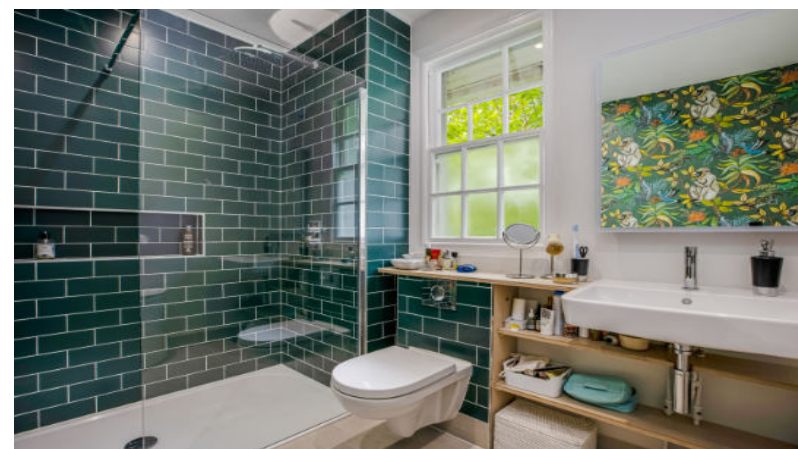
First floor

An extensive landing leads to the east section of the property with the principal bedroom enjoying a wonderful high ceilings and large windows overlooking the rear gardens, Start Bay and beaches of Hallsands and Beesands.

Adjacent, a further double bedroom being dual aspect with far-reaching views. This area includes a bathroom.

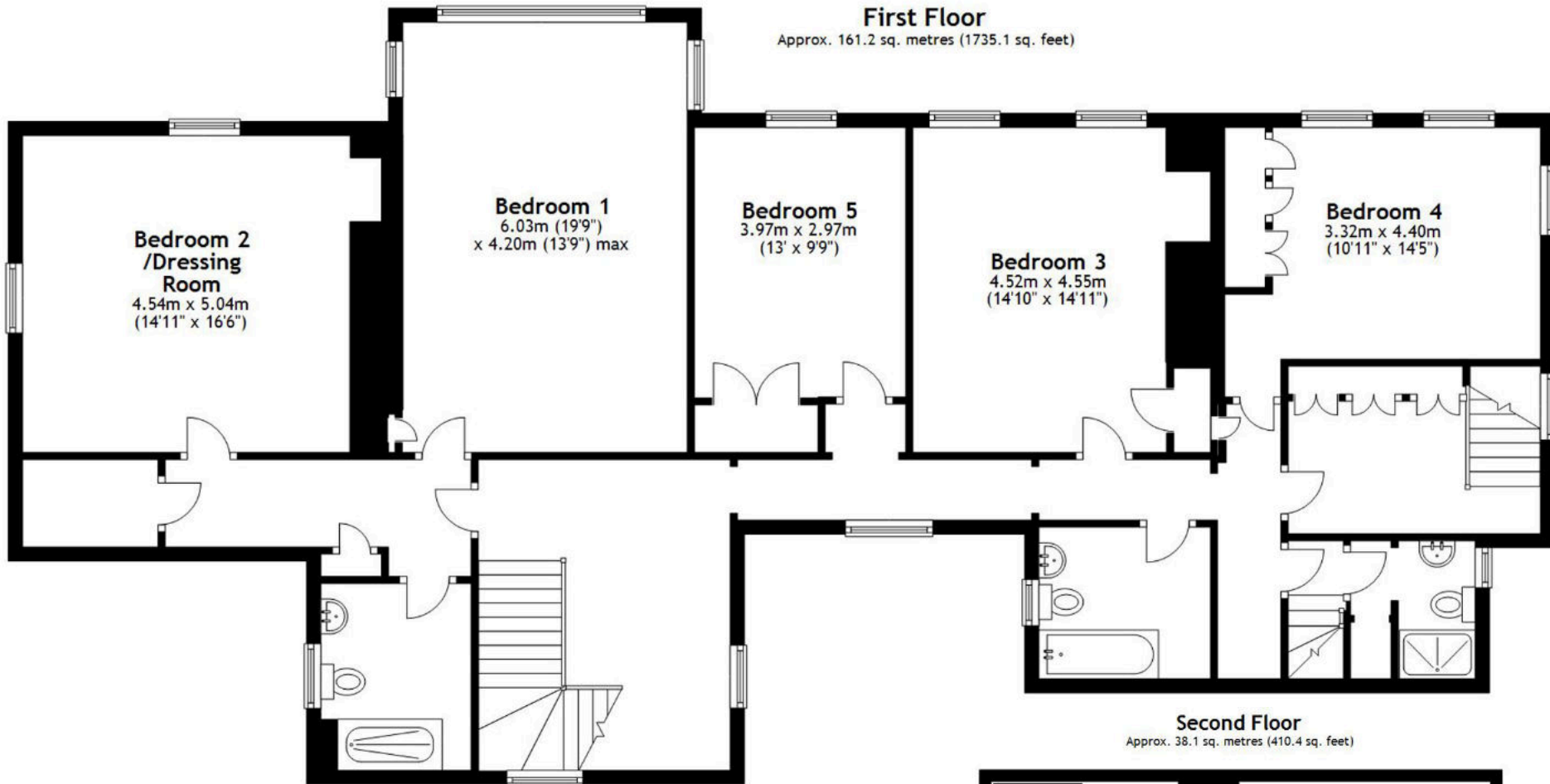
There are three further double bedrooms all of which enjoying country and sea views. There is a bathroom (with walk-in shower) and a shower room with WC and a hand basin.

The loft room bedroom six to the second floor has an en-suite with a walk in shower, WC and a hand basin. Door leads to the remaining loft space with superb potential (subject to relevant consent) to have additional accommodation (approximately the length of the property).



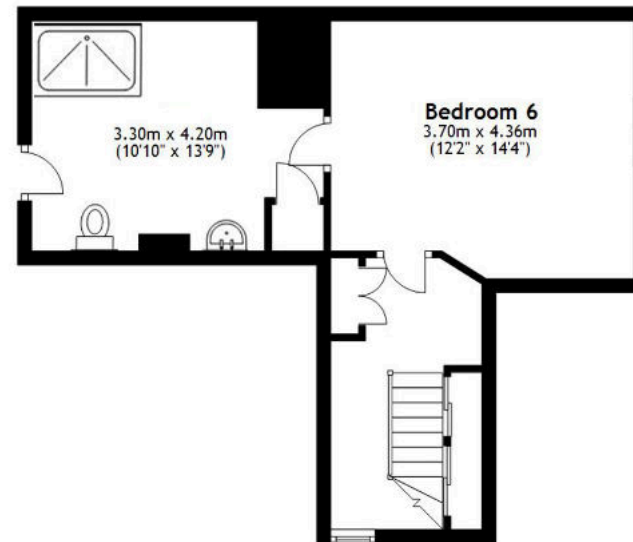
First Floor

Approx. 161.2 sq. metres (1735.1 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.4 sq. feet)





The outside

To the left of the property is a double garage with light, power and access to the property. To the right, ample parking for several vehicles with steps down to the gardens and a door to the kitchen. The front of the property has further parking options.

The stunning walled rear gardens offer a wealth of mature flowers, shrubs and trees with a large patio area adjacent to the house enjoying fine views across the surrounding gardens, country and sea views. Access to the kitchen and living room. Steps down to the large, level, formal lawn and pergola with outside catering options and ample space for large table.

Stone walling with steps down to a treelined path to further lawn areas, a stone outbuilding with the private water facility and a good-sized vegetable area with a greenhouse and a shed.





Services

Private drainage (shared with one other property)
Private water (shared with two other properties)
Mains electrics.
Biomass underfloor central heating system.

Tax Band :G
EPC :E

Property size

5,302 sqft
492 sqm

Postcode TQ6 0JR

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
39-54	E	46 E	
21-38	F		
1-20	G		

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