



MILLARD  
COOK

## NELSON HOUSE, 65 ABOVE TOWN, DARTMOUTH, TQ6 9RH

A unique opportunity to purchase a beautifully presented contemporary detached house built in 2018 enjoying wonderful River Dart and sea views with parking, large sun terrace and patio garden



Nelson House is a stunning, award-winning home built in 2018 with superb and memorable views from all its principal rooms of the River Dart, Dartmouth Marina, Kingswear and Dartmouth Castle and out to sea.

Designed and built by the current owners, Nelson House has been designed to impress at every level, using bespoke and contemporary elements to maximise the views, flood the interiors with natural light and to maximise the living space.

The hall area features the steel open stairs with maple treads complimented by frameless glass-stair balustrades and landings.

Fittings include, Heatmiser underfloor heating, Siematic Kitchen, Siemens & Miele appliances, Astro Lighting, Urban Front entrance door, Sonos and an alarm system.

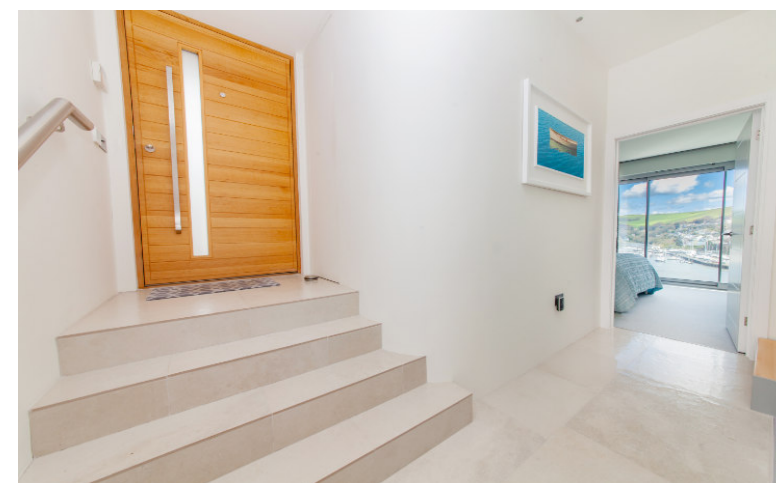
All the glazing systems are aluminium units with marine grade powder coating designed and installed by IDSystems. The slim profile sliding window use a triple track system to maximise the openings.

A reflection of the build quality is the exceptional EPC B rating.

The accommodation is light and spacious with wonderful outdoor entertaining areas. There are 3 double bedrooms with an impressive open plan living/kitchen area which opens on to a 215sqft (20sqm) terrace.

The ground floor garden room/ fourth bedroom opening on to a 260sqft (25sqm) paved entertaining area with raised beds and lighting. There is a cloakroom and utility.

The house has an integral carport which is very scarce in Dartmouth and particularly in Above Town.



## Accommodation

An oak front door leads to the light and airy entrance with store cupboard and beautiful maple staircases.

The delightful principal bedroom has large sliding doors enjoying wonderful views across the River Dart, Kingswear and out to sea. Built-in wardrobe with a dressing table. The tiled en-suite enjoys a walk-in shower, vanity unit, WC and heated towel rail.

To the first floor, a double bedroom with large apex windows overlooking the wonderful river and sea views with built-in wardrobes.

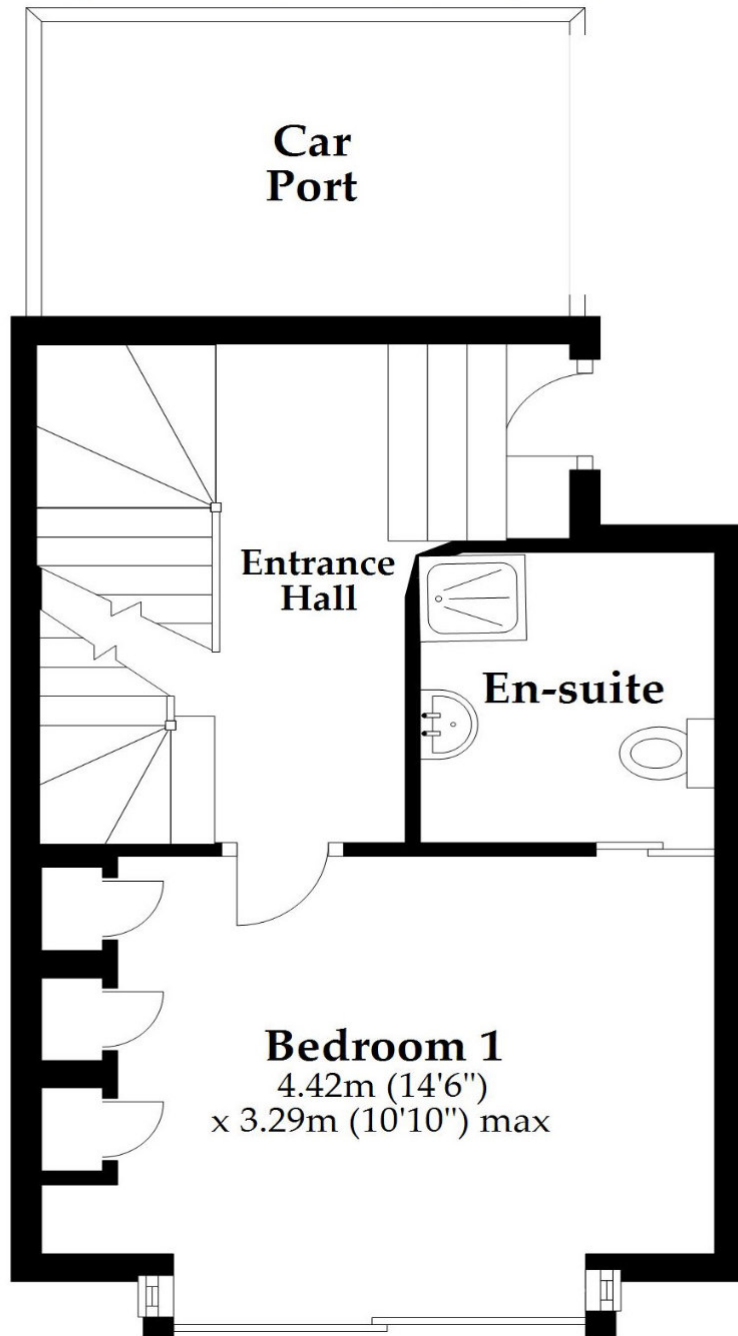
The third double bedroom has a vaulted ceiling with a panoramic style window overlooking Dartmouth, Britannia Royal Naval College and upstream towards Noss Marina.

The modern fully tiled bathroom has a free-standing bath, inclosed shower, vanity unit, WC and heated towel rail.



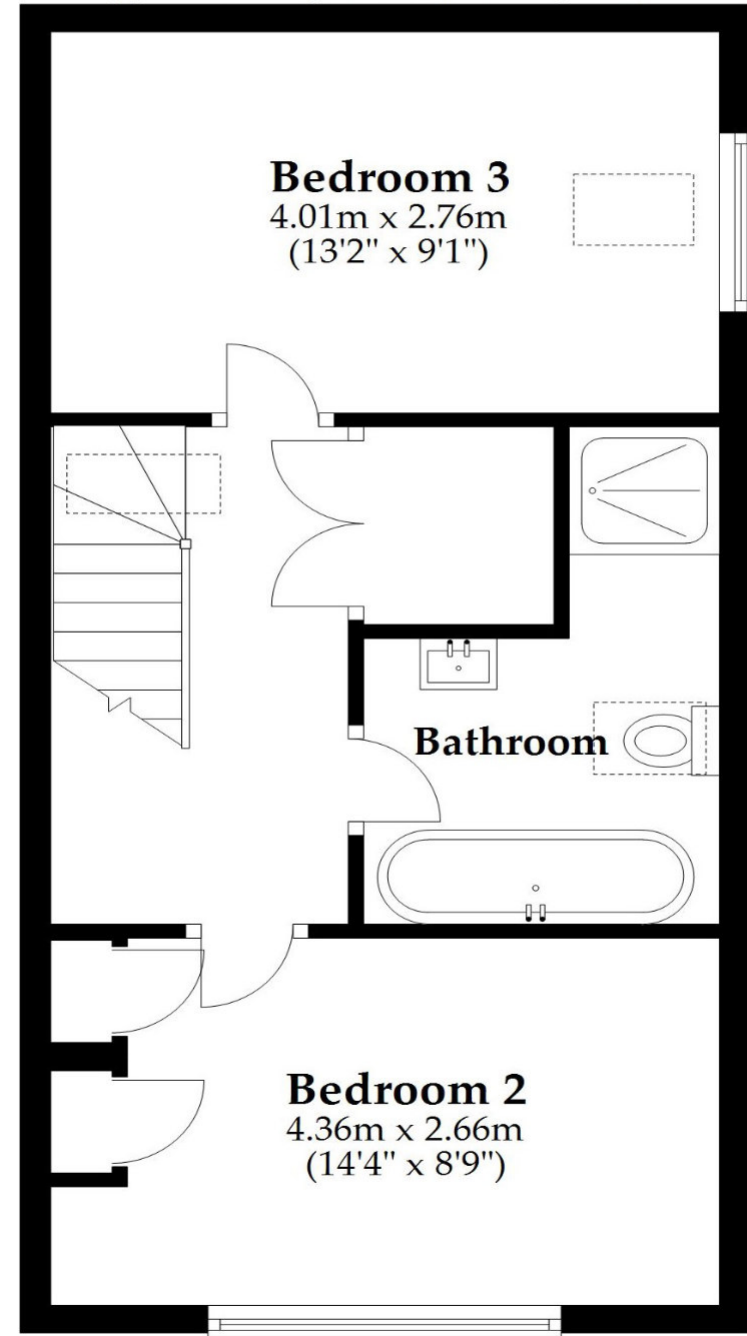
## Ground Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)





Stairs lead down to the main living floor comprising of an open plan kitchen, dining, and living area. The Siematic kitchen has an impressive range of units with Silestone work surfaces.

Appliances include Siemens single & combi ovens with Home Connect, a warming drawer, induction hob, Air Uno extractor, Miele dishwasher, Quooker hot tap, Fisher & Paykel fridge freezer with ice maker and filtered water dispenser.

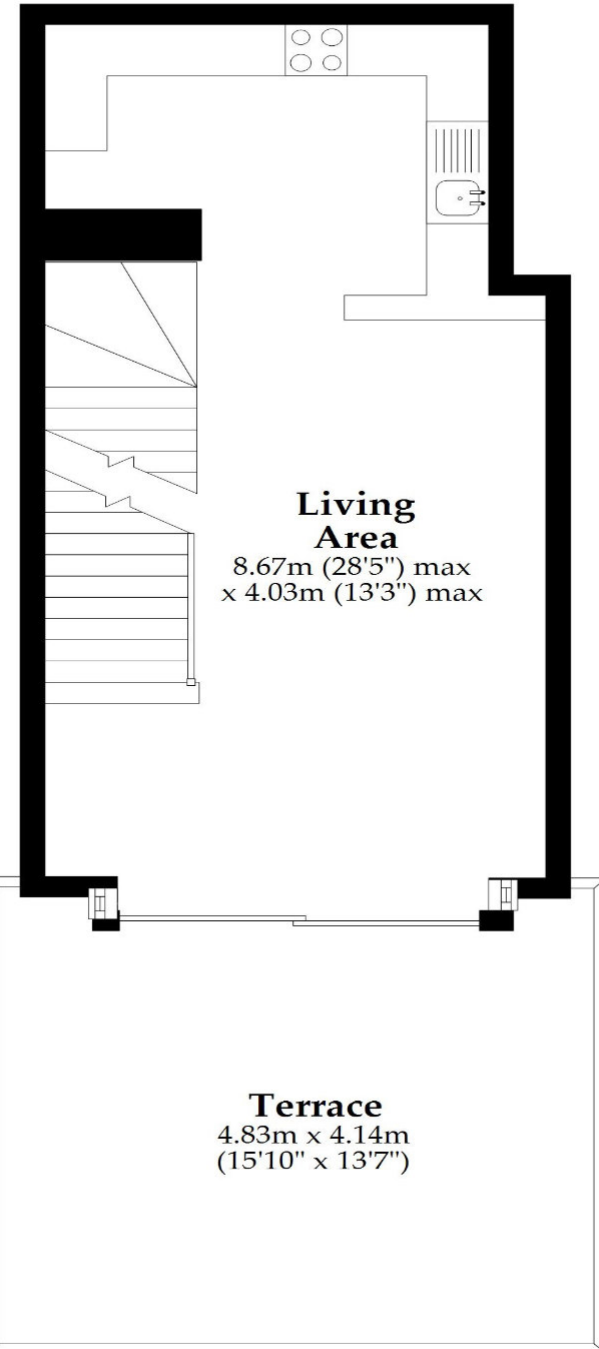
The living area has floor to ceiling height fully sliding doors with slim profiles, leading on to the large terrace which is surrounded by frameless glass enjoying wonderful river views.





## Lower Level

Approx. 33.4 sq. metres (359.2 sq. feet)







The garden room / fourth bedroom is a very adaptable area for a multitude of uses with bi-folding doors leading to the patio garden. There is a cloakroom and a separate utility room with sink unit and cupboards, washing machine and tumble dryer.

## The Outside

To the front of the property is a useful integral carport space with light, power and water.

The living area terrace and patio garden to the rear of the property are a very good size for entertaining. From the living area, tiled flooring with frameless glass balustrades enjoying wonderful views across the river and out to sea.

The sun patio garden has stone paving with raised flower beds, power, water and exterior lighting. A pedestrian gate leads to Nelson Steps, a convenient option to walk into Dartmouth.



Total area: approx. 135.2 sq. metres (1455.0 sq. feet)  
**65 Above Town, Dartmouth**

## Services

It is understood all mains services are connected.  
Gas central heating.

Council tax band F  
EPC rating B

Location : What3words  
<https://what3words.com/nitrate.reds.perfumes>

## Viewings

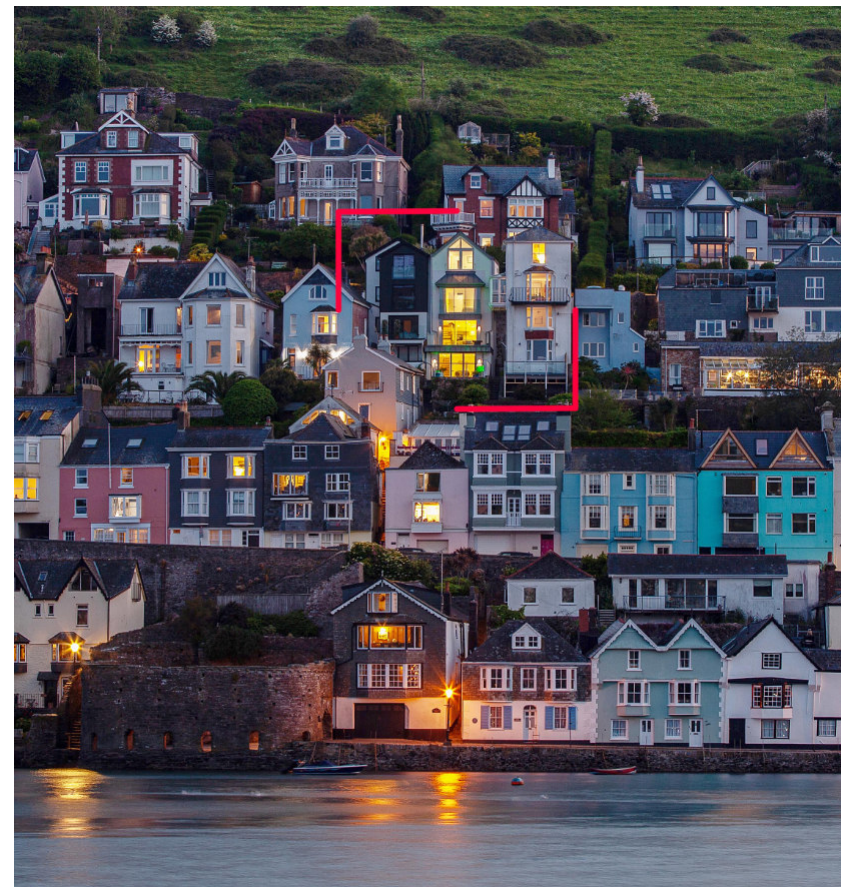
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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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