



MILLARD
COOK

ST HELENE, 23 SOUTH TOWN DARTMOUTH TQ6 9BX

A delightful 4 bedroom double fronted townhouse enjoying wonderful river and sea views with detached studio and garage.



- Large double fronted townhouse
- 3 Reception rooms
- 4 bedrooms
- 2 bathrooms
- Rear gardens
- 1 bedroom studio
- Garage
- NO CHAIN



St. Helene is a charming double fronted Grade II Listed townhouse. Understood to be built in the late 18 Century, the property enjoys period features including high ceilings and sash windows situated on an elevated position enjoying wonderful views across the River Dart, Kingswear and out to sea, yet being only a short walk to the town centre.

Internally, the property has a delightful 24ft kitchen/ breakfast room, a separate dining room and utility/ store whilst to the first floor, a living room.

There are 4 double bedrooms over two floors with two bathrooms all linked via a large stairwell and landings.

To the outside, several seating areas with mature shrubs borders. At the top of the garden, a stone outbuilding having an open plan kitchen/ living area with shower room and mezzanine bedroom, idea for additional accommodation or studio.

In the centre of the town is a rare and very useful garage.



Accommodation

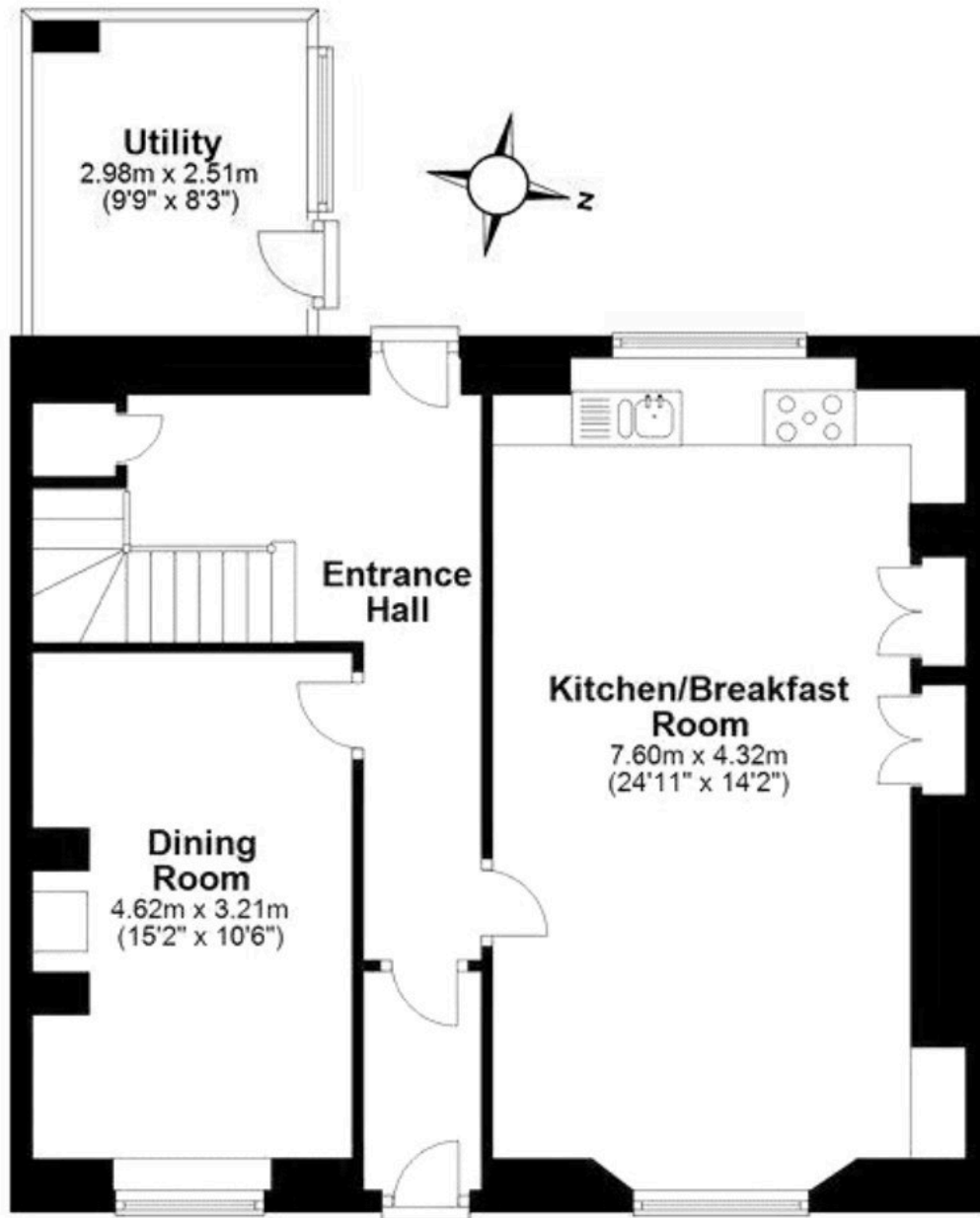
A spacious entrance hall leads to the beautiful staircase rising. Door to rear garden and the double aspect 24 ft Kitchen/breakfast room enjoying timber flooring with a range of units and ample worktops. Island with microwave and cupboards. Range master oven with gas hob, Miele dishwasher and built-in fridge/freezer. Ample space for a large breakfast table with a wood burner and ornate cupboards to one side.

There is a dining room with window and seat to the front aspect, a wood burner and timber panelling.



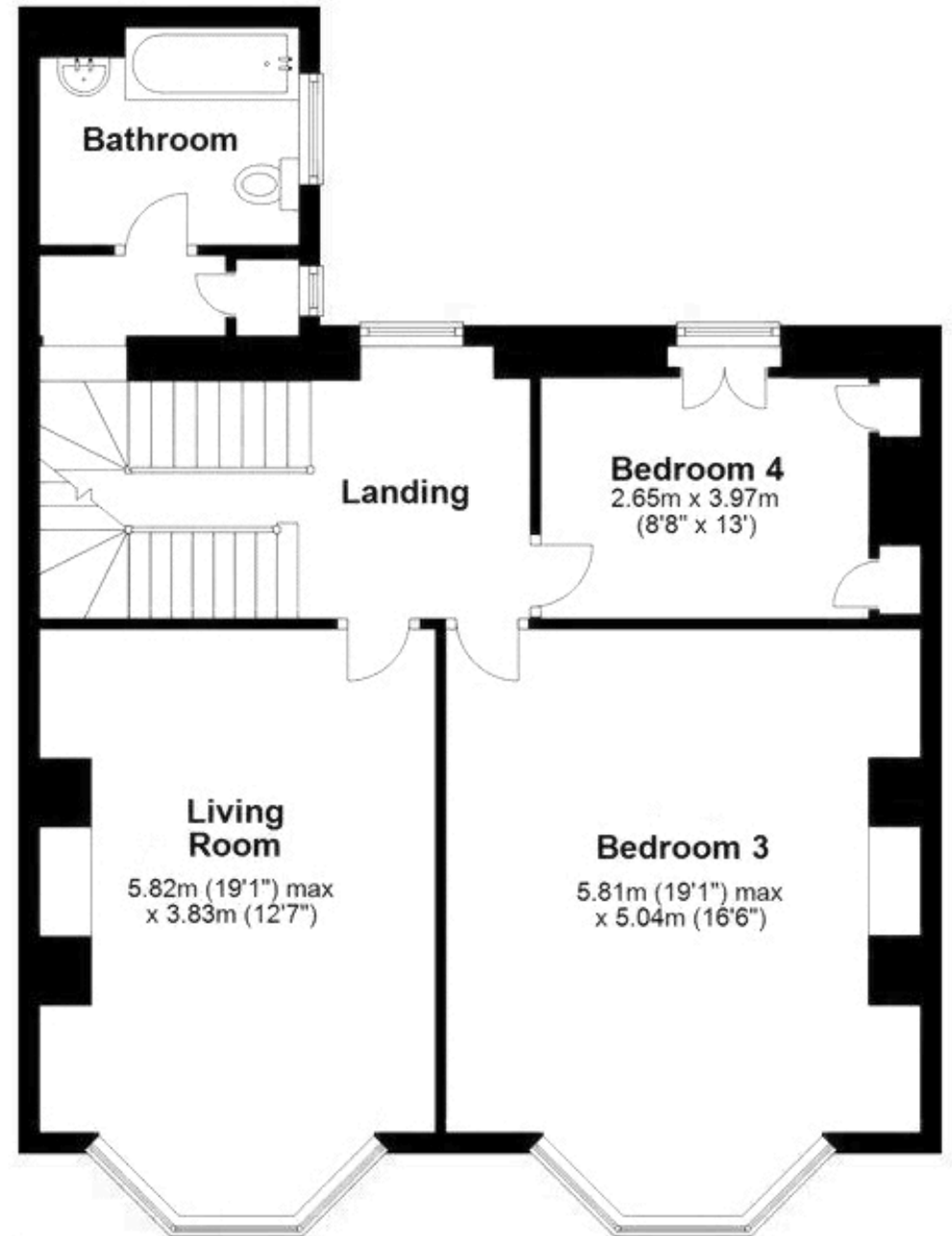
Ground Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



First Floor

Approx. 74.3 sq. metres (800.0 sq. feet)



First floor

From the large landing area, access to the bathroom with a bath, WC and Hand basin.

The living room has a wonderful bay window overlooking the River Dart, Kingswear, upstream towards Noss Marina and out to sea. Tiled flooring and a fireplace.

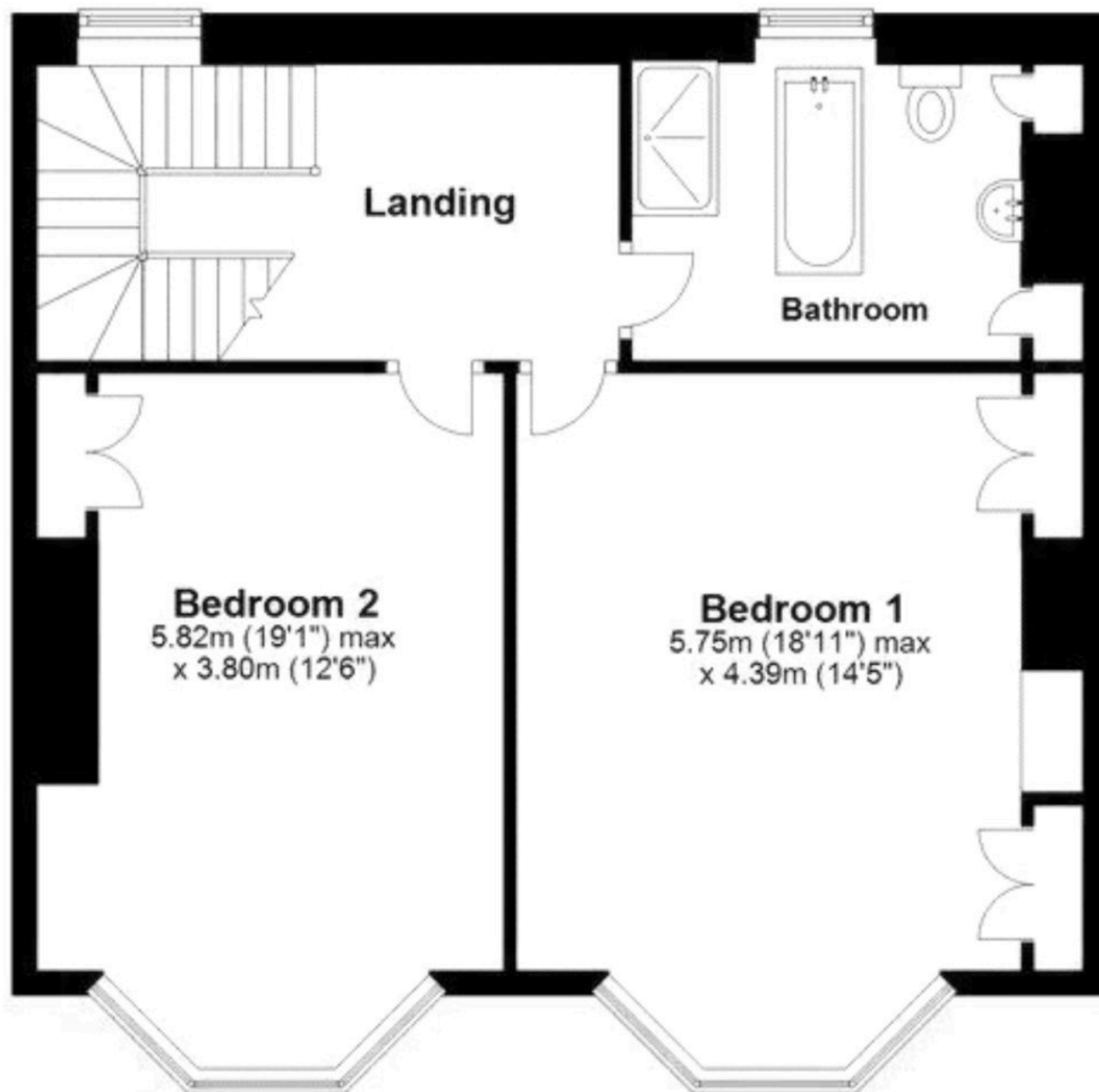
The third bedroom also benefits from a bay window overlooking the river and out to sea with built in cupboards and ornate fireplace. There is a bedroom/study with a bespoke range of handmade shelving and workspace with views over the rear garden.

To the second floor, a principal 18ft bedroom with bay windows enjoying fantastic views, a second bedroom and large bathroom with free standing roll top bath, shower cubical, hand basin and cupboard housing the gas boiler.



Second Floor

Approx. 66.1 sq. metres (711.0 sq. feet)





The outside

From the ground floor, access leads to the utility / store with plumbing for a washing machine. There is a small courtyard with steps leading up to the rear garden being terraced with a range of mature shrubs and plants, lawn area with timber sleepers and steps to the sun patio enjoying fine views. Spiral steps lead to a platform with a greenhouse and pedestrian gate to Above Town.

The Donkey house is a wonderful stone building converted into additional living space with an open plan kitchen / living room having a selection of drawers and cupboards, electric oven, space for a fridge, Belfast style sink and worktops. Door leads to the shower room with shower cubical, WC and a hand basin.

Steps up to the mezzanine bedroom with large skylight and window.

Situated in Broadstone (next to the market square) is a garage with electric up and over door, light and power.





Services

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

Postcode TQ6 9BX

Council Tax band: E

South Hams District Council,
Totnes

Viewings

Strictly via Millard Cook in Dartmouth.

Floor plans are for guidance only and are not to scale.

The Donkey House

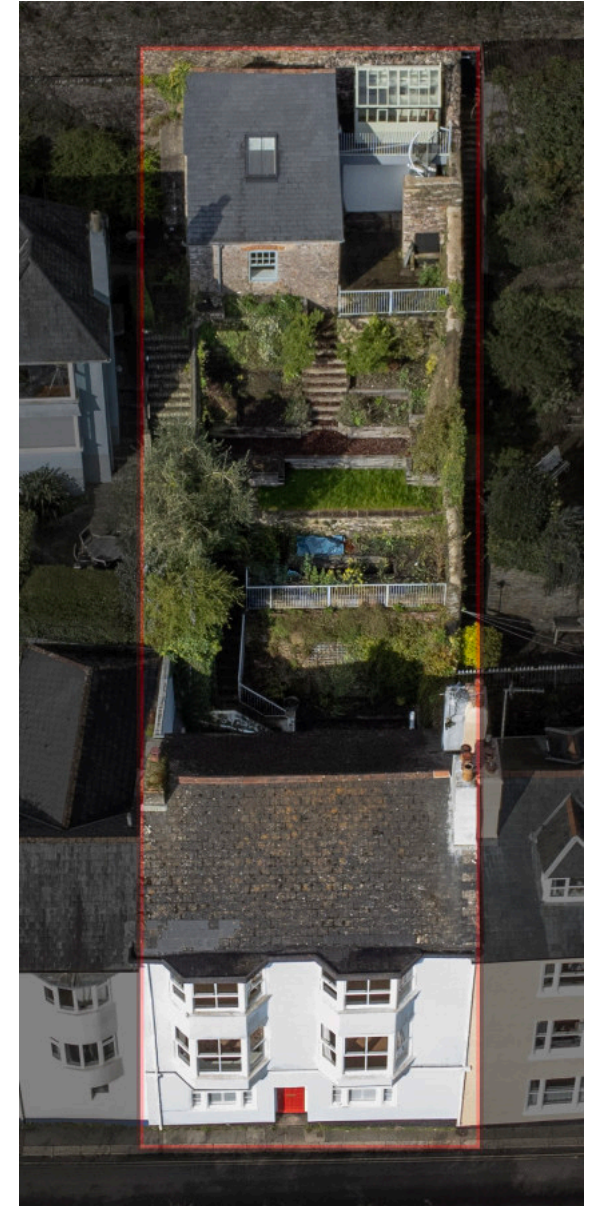
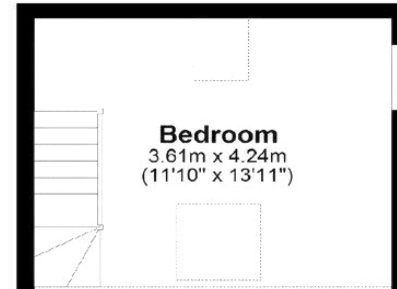
Ground Floor

Approx. 21.4 sq. metres (230.0 sq. feet)



First Floor

Approx. 15.3 sq. metres (164.6 sq. feet)



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