



MILLARD  
COOK

# HAYES HOUSE, 11 SOUTH TOWN DARTMOUTH

A beautifully presented townhouse situated in the heart of Dartmouth enjoying panoramic views across the river with large gardens and two garages.



Double Fronted Townhouse  
3 Double Bedrooms  
3 En-suites  
Open living space  
Two Garages  
Large Gardens  
Wonderful River Views



Hayes House is a beautifully presented home situated in the desirable South Town, a short walk from the shops and facilities Dartmouth has to offer.

The property enjoys stunning panoramic views across the River Dart towards Kingswear, Dartmouth Castle and out to sea.

Internally, Hayes House offers light, spacious and flexible accommodation for those wishing to purchase a permanent residence or second home.

The first floor has a delightful open plan living area with two bay windows overlooking the splendid river views. Adjoining, a bespoke kitchen.

There are 3 double bedrooms, all of which having en-suite facilities with the principal bedroom having a bath, separate walk-in shower and a dressing area.

The rear gardens are of a delightful size, boasting 3 large terraces, ideal for entertaining with stunning views across the river and out to sea.

Hayes House benefits from two integral garages.



## Accommodation

Entrance hall with access to the garages with electric roller doors, light and power. Store cupboard with plumbing for washing machine. Stairs rising.

### First floor

Landing with cloakroom and stairs rising.

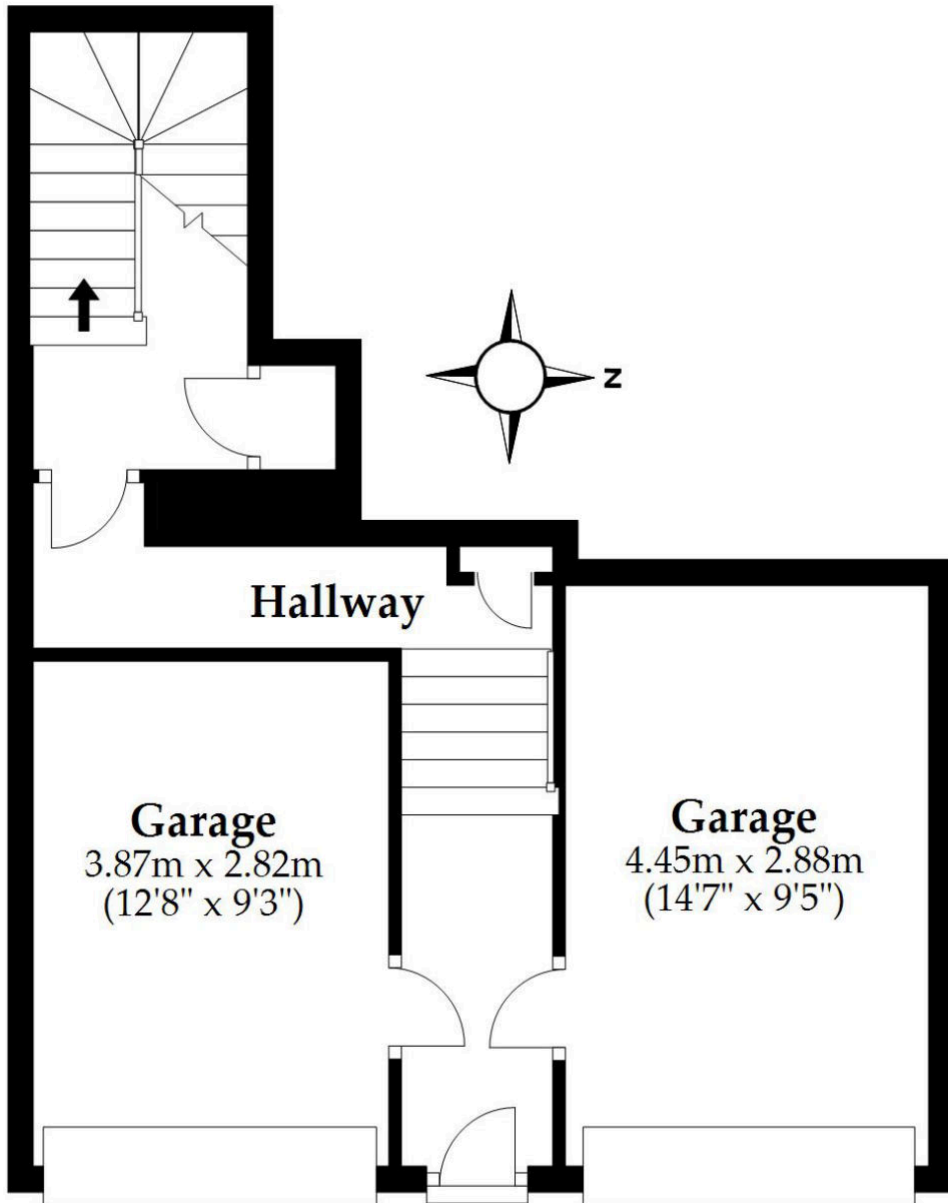
A spacious open plan living, kitchen and dining room with oak flooring and two bay windows with seats overlooking the fabulous views across the River Dart, the village of Kingswear and out to sea. This light and airy room offers contemporary living with ample space for a large dining table. The living area has an inset gas fire.

The modern kitchen has an extensive range of floor and wall units, ample worktops with two built-in ovens, induction hob, dishwasher, fridge/freezer and secondary fridge.



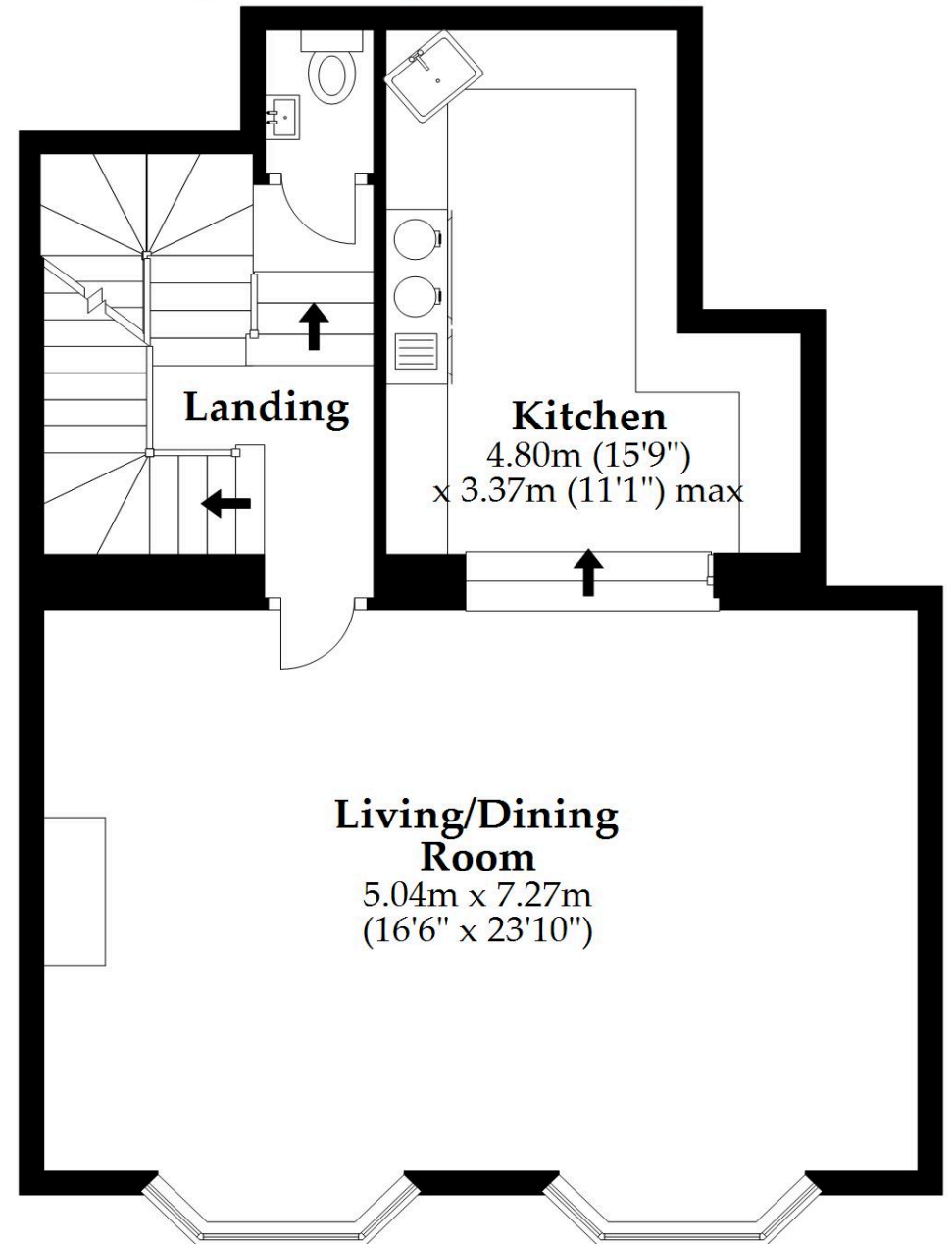
# Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



# First Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



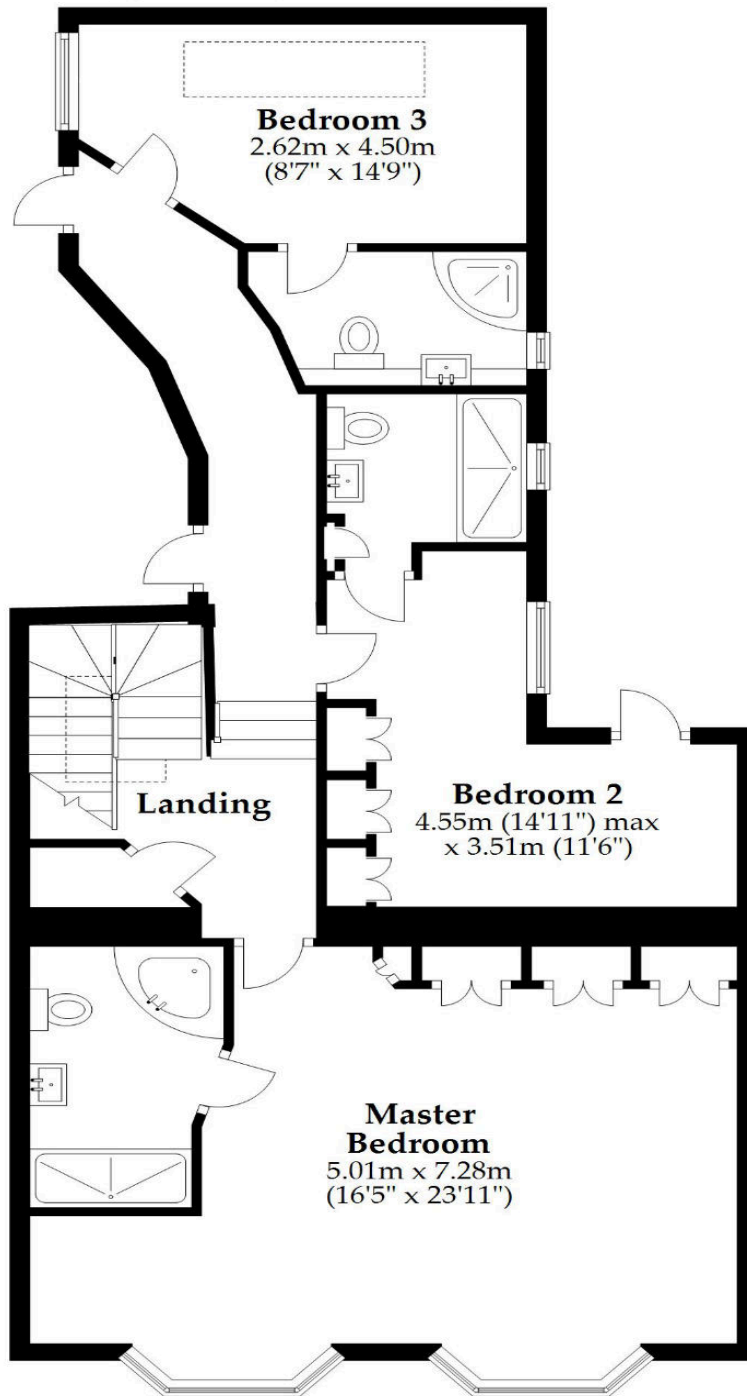
The principal bedroom is a wonderful size enjoying two bay windows overlooking the stunning views. There is a range of built-in wardrobes, dressing area and en-suite with corner bath and large walk-in shower.

There are two further double bedrooms both with en-suite shower facilities.



## Second Floor

Approx. 86.2 sq. metres (927.9 sq. feet)





## The outside

From the rear of the property, steps lead up to the wonderful outside entertaining space, all of which enjoying wonderful views across the river towards Kingswear and out to sea. There is a large paved area and mature palm whilst adjacent, a useful roofed enclosure with power, currently set up with a BBQ and fridge.

Steps lead up to a further seating area with pedestrian door to Above Town. The gardens are designed to offer mature shrubs and planting, yet low as possible maintenance through-out the year.







### Services

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

Postcode TQ6 9BX

Council Tax band: E

South Hams District Council, Totnes

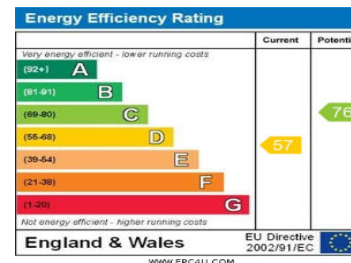
Total area: approx. 190sq. metres (2048.1sq. Feet)

### Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth. Floor plans are for guidance only and are not to scale.



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