



MILLARD
COOK

CLARENCE HILL DARTMOUTH

A beautifully presented period detached house enjoying fine views across Dartmouth, the River Dart and out to sea



This period property in Clarence Hill is a charming 4 bedroom detached house situated on an elevated position enjoying wonderful southerly views across Dartmouth, the River Dart and out to sea. This prestigious area of Dartmouth benefits from a short walk to the town centre whilst, enjoying the sunny, southerly facing position in a quiet location.

The property offers flexible accommodation throughout with 4 reception rooms, 4 bedrooms, an en-suite and two bathrooms. Internally, there are delightful features including ornate fireplaces and surrounds, coving, exposed timber floors, sash windows and a lovely veranda.

To the outside, landscaped gardens to the south with views over the town and a further large area of grounds with ample potential for further landscaping.

Situated opposite the property is a large garage for one vehicle with power and water.





Accommodation

Timber door leads to the entrance hall with stairs rising. The dining room to the side offers ornate coving and double doors to the veranda and southerly views. Marble fireplace with inset gas fire and tiled surround. Exposed timber flooring.

The kitchen/breakfast room has a good range of drawers and cupboards with inset Belfast style sink, AEG 4 ring gas hob and electric oven with space for a dish washer and a fridge/freezer. Granite worktops and tiled flooring. The breakfast area has a gas AGA and ample space for a dining table with a double stable doors leading to the boot room and the outside.

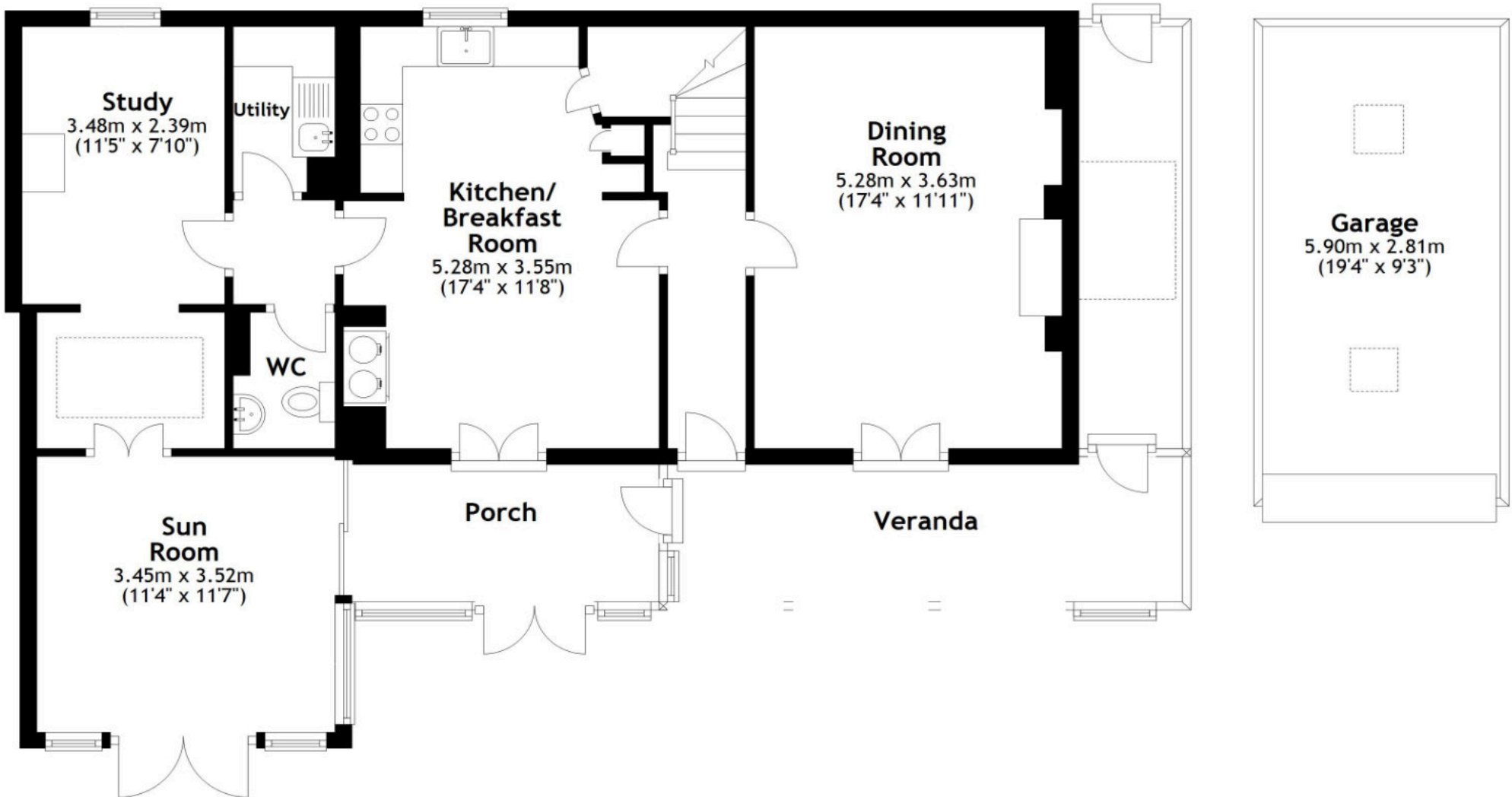
Adjacent to the kitchen is a utility with plumbing for a washing machine and tumble dryer, sink unit and a separate cloakroom with a WC and handbasin.

There is a study area with bookshelves with an orangery style skylight. This leads to the delightful sunroom with double doors to the gardens and views across the town and out to sea.



Ground Floor

Approx. 77.0 sq. metres (828.9 sq. feet)



Total area: approx. 192.9 sq. metres (2076.1 sq. feet)

First floor

Landing with stairs to the second floor and storage cupboard. The living room is a delightful size with triple bay windows overlooking the gardens, Dartmouth and out to sea. Recess with shelves either side of an ornate marble fireplace with gas fire and tiled surround. Exposed timber flooring.

The principal dual aspect double bedroom has an ornate fireplace with views across the town. Adjacent is an en-suite with window, cast iron clawed bath, pedestal handbasin and ornate WC.

Bedroom two has timber flooring, ornate fireplace with timber surround and a storage cupboard to one side. Window overlooking the southerly facing aspect with views across the town and sea beyond. The bathroom has a WC, bidet, handbasin and an ornate fireplace.

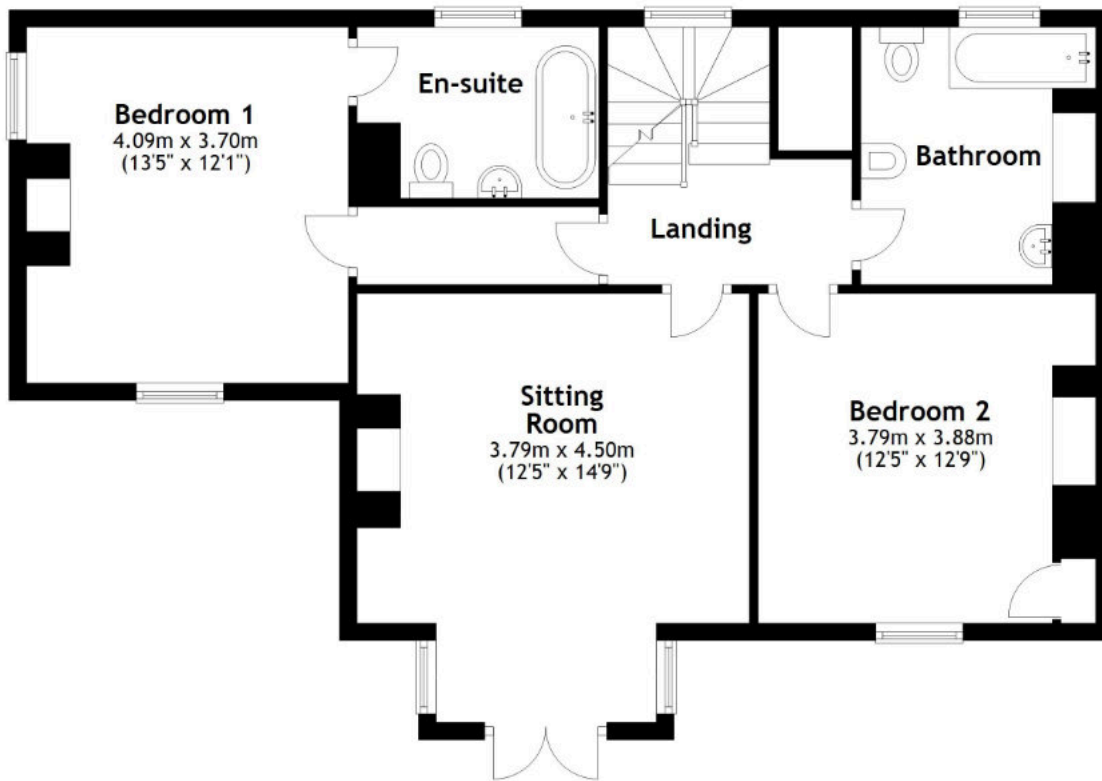
The Second floor

Landing with two Velux skylights. Cupboard with gas boiler and cylinder tank. The third bedroom has an ornate fireplace and window looking out at the views whilst bedroom four, has two large windows and a door to the balcony with wonderful 180° views across Dartmouth, St. Saviours church and out towards Dartmouth Castle and the sea. There is a bathroom with shower system above, WC and a handbasin.



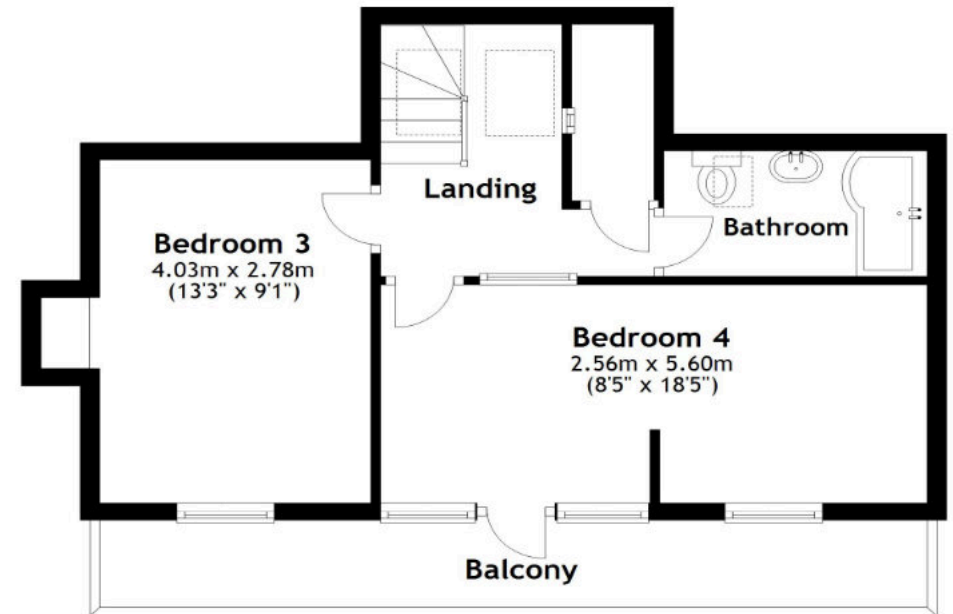
First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Second Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



The outside

From Clarence Hill, a private door leads to a useful enclosed passageway to the side of the property which leads to a wonderful veranda. Access to the house via the front door, dining room, sunroom and the boot room. The gardens have been well maintained with a wide variety of seasonal flowers and shrubs, established palm and an ornamental pear tree. There are fantastic views across the town of Dartmouth with ample seating area options including patio and grass sections. Steps down to a further landscaped area with ample potential for a large vegetable or grass section with a pathway leading to Northford Road.

Garage

Opposite the property is a very useful garage with a sliding door, power and water.





Services

It is understood all mains services are connected
Council tax band: F
EPC: E

Property address
39 Clarence Hill,
Dartmouth, TQ6 9NY

Property size

2076.1 sqft

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		65 D
39-54	E	41 E	
21-38	F		
1-20	G		

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