



MILLARD
COOK

36 CROWTHERS HILL, DARTMOUTH, TQ69QX

A charming period cottage enjoying wonderful views across the Town and River Dart



36 Crowthers Hill is a charming two double bedroom period cottage situated on an elevated position close to the town centre enjoying fantastic views of Dartmouth, the River Dart and beyond.

Owned by the current vendors for over 20 years, the property has been significantly updated throughout recent years including a stunning, kitchen/dining room with sliding door to the outside entertaining space and views.

Internally, the property offers a spacious 21 ft living area with wood burner (not in use), 2 double bedrooms, a shower room and study area.

To the outside, two good size decked areas enjoying wonderful views.

The property would suit those requiring a holiday home or holiday let income with the benefit of an easy to maintain outside space, wonderful views and yet close to the town centre.



Accommodation

Door leads to entrance porch and to the wonderful size living room with sash window overlooking the front aspect. Wood burner (not in use) and stairs rising.

The wonderful open plan kitchen/dining room has a mass of natural light thanks to the large sliding doors and three Velux roof lights.

The kitchen has a comprehensive range of drawers, cupboards and wall mounted cupboards with built-in Siemens oven, four ring gas hob with extractor above. There is a built-in fridge, freezer, dishwasher and washing machine. Granite worktops with inset sink unit.

Tiled floor and steps down to the lovely dining room with sliding doors to the outside and three Velux windows.

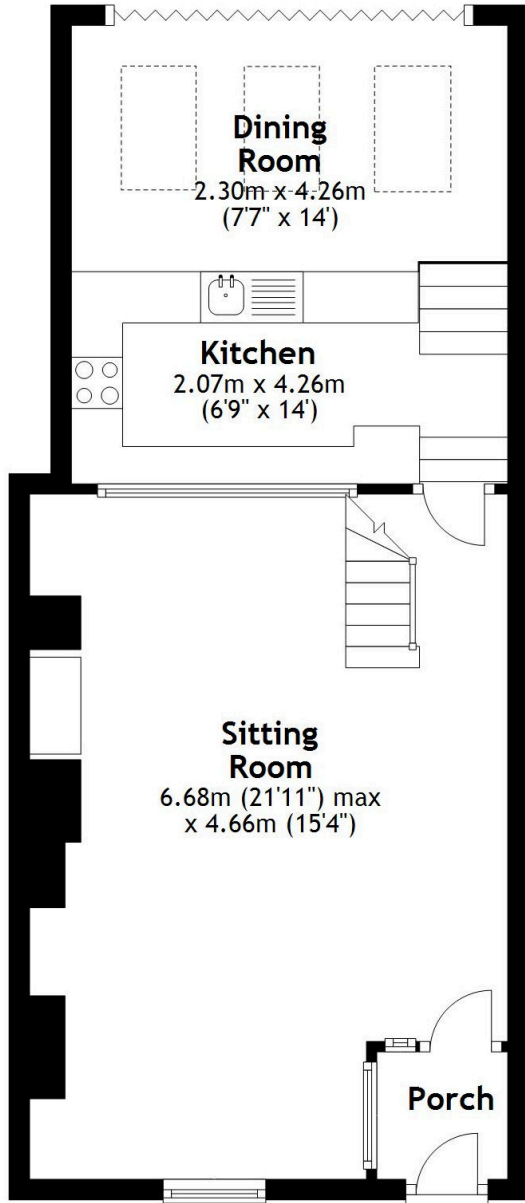






Ground Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



First floor

large landing with space for office desk enjoying fine views. Fully tiled shower room with walk-in shower, WC and handbasin.

The principal bedroom is a wonderful size with fitted wardrobes and window overlooking at the front aspect.

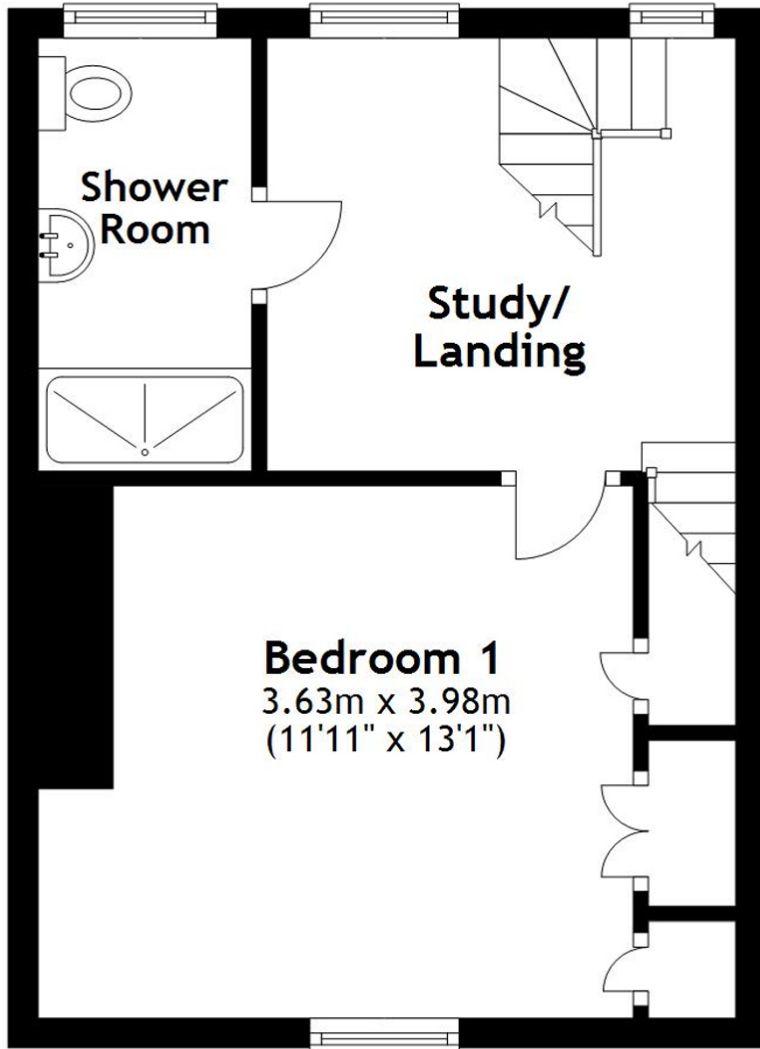
Second floor

The second bedroom double room within the roof space offers a double aspect over the front and rear including views across the Town and River beyond with built in cupboards.



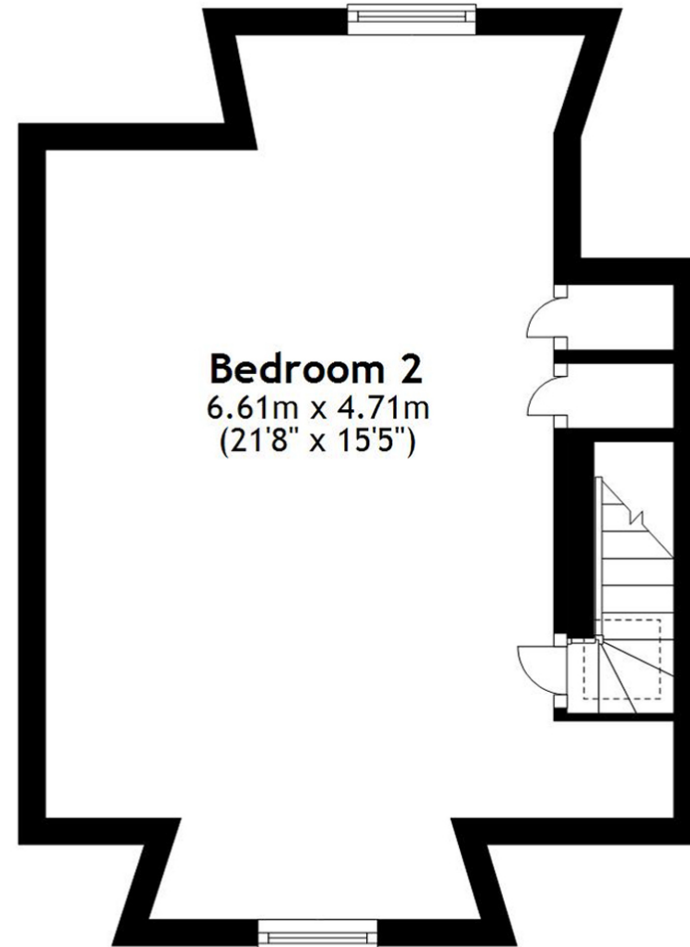
First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Second Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Some restricted head height areas
Not to scale

Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

36 Crowthers Hill, Dartmouth



The Outside

There is a large decked area ideal for entertaining enjoying stunning views across the town, River Dart and beyond. Steps down to a further seating area with storage.

Services

It is understood all mains services are connected.

Gas central heating.

Council tax band D

EPC rating D

Location : What3words

[///actor.siesta.goodbyes](https://www.what3words.com/actor.siesta.goodbyes)

Dartmouth Office +44 (0) 1803 832361

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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