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QUAY COTTAGE

MILLARD
COOK

QUAY COTTAGE

65 SANDQUAY ROAD, DARTMOUTH, TQ6 9PH

A beautifully presented detached house enjoying views across the River Dart



Quay Cottage is a charming 2-3 detached house situated on an elevated position enjoying wonderful views across the River Dart. Built in 1903 for the Royal Naval College, the property offers flexible accommodation for those seeking a permanent home or, holiday let.

Internally, there is a living/ dining room, kitchen, utility, 2-3 bedrooms and a bathroom whilst to the outside, established gardens surround the house enjoying a large degree of privacy.

Quay Cottage benefits from being in a parking permit road, currently the only area within Dartmouth.

Accommodation

Door leads to entrance hall with stairs rising. The dual aspect sitting/dining room offers 8'7" ft ceiling heights, a wood burner with a marble hearth and surround. Double doors lead out to the southerly facing gardens. Under stairs cupboard and timber flooring. Window overlooking the front aspect and of the River Dart.

The kitchen has a range of cupboards and wall mounted units with inset Belfast style sink and granite side. Timber worktops with five ring Smeg gas hob, extractor, dishwasher and a built-in John Lewis oven. Window overlooking the side aspect and tiled flooring.

A door leads to the rear utility area with space and plumbing for a washing machine, Belfast style sink unit and worktops, door to the outside and a useful walk-in pantry with Worcester gas boiler. There is a cloakroom with a WC.

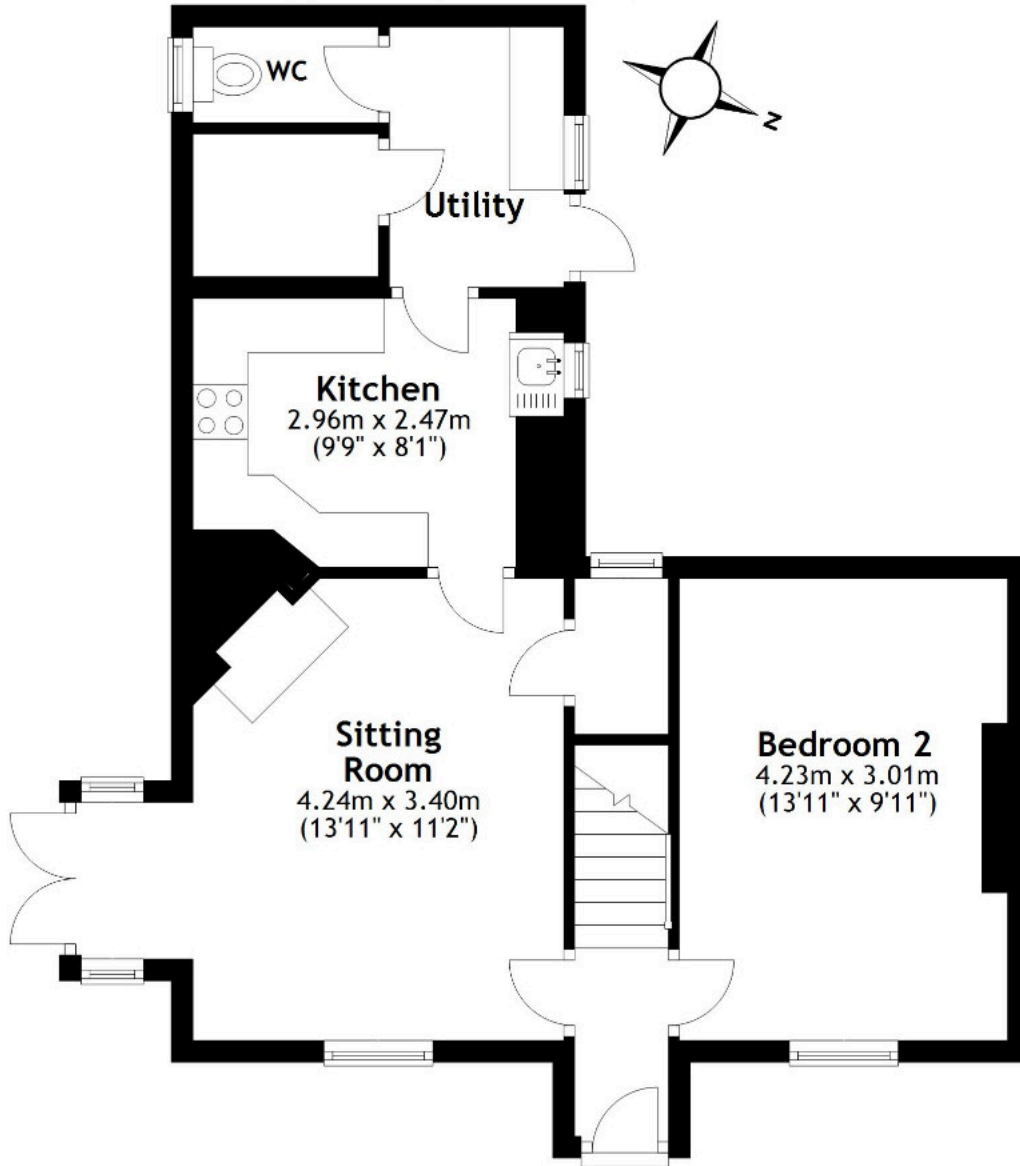
On the ground floor is a large double bedroom with a window overlooking the front aspect and view of the river.





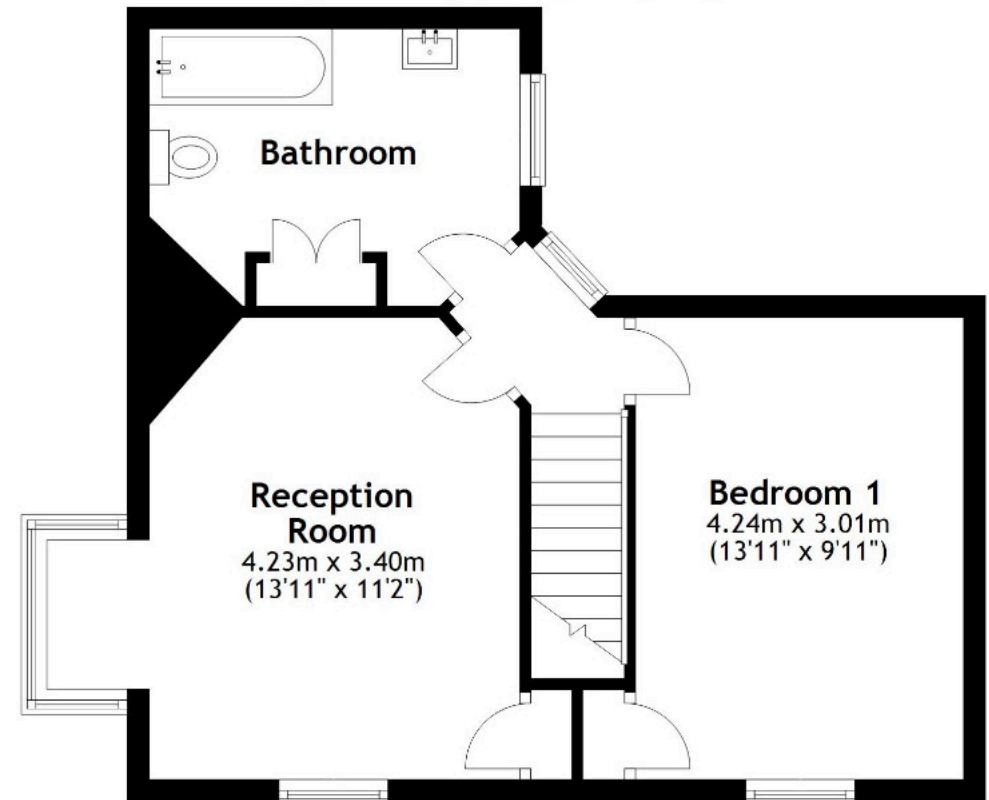
Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.3 sq. feet)

Quay Cottage, Sandquay Road, Dartmouth

First floor

Landing with window. The splendid dual aspect living room has fine views across the River Dart. Further views are enjoyed from the southerly bay window with distance views towards Kingswear. Exposed timber flooring and ornate fireplace. Storage cupboard.

The principal double bedroom is a good size with an ornate fireplace and surround with window overlooking the River Dart and woodland beyond. Built-in cupboard.

There is a good-sized bathroom with a cast-iron bath and shower above, WC and a handbasin. Cupboard housing the cylinder tank. Window overlooking the side aspect.





The Outside

From Sandquay Road, shared steps lead up to the front of the property with a seating area enjoying views of the river. Access via both sides of the property to the surrounding gardens which have a wealth of maturing flowers and shrubs with several seating areas, including a decked and patio section adjacent to the living/dining room. The rear has mature shrubs and a wood store with access to the utility area.

Sandquay Road benefits from the only residence parking permit area within Dartmouth which we understand a maximum of two licenses may be obtained via South Hams District Council.





Services

It is understood all mains services are connected.
 Gas central heating. Council tax band E. EPC:
 Property size approx. 975.3 sqft
 Floor plans not to scale.

Please note, there is around 90 steps up to the property.

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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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