



CLARENCE STREET

Width limit  
6'0" ←

46  
Clarence Street

MILLARD  
COOK



SYDNEY HOUSE, CLARENCE STREET  
DARTMOUTH, TQ6 9NW

A beautifully presented 4 bedroom townhouse with integral garage and landscaped gardens in the heart of Dartmouth.





Sydney house situated in Clarence Street is a beautifully presented and very spacious four-bedroom townhouse, a stone's throw from the many shops and facilities Dartmouth has to offer.

Throughout recent years the property has undergone a significant renovation program to create a stunning "turn key" home benefiting from modern fittings however retaining the charm and character including ornate coving, high skirting boards, staircases, sash windows and ceiling heights.

Internally, the property offers very diverse accommodation for those seeking a full-time residence or second home/holiday let with flexibility including, a good size integral garage and wonderful southerly facing landscaped gardens. The ground floor offers a very large entertaining kitchen/dining area with a range of appliances whilst, to the first floor, a beautiful 24 ft living room, adjacent bespoke library, utility and a cloakroom.

The second and third floor have four double bedrooms with the principal bedroom enjoying a large en-suite. There are two further modern shower rooms.

The property delights continue with landscaped southerly facing gardens offering a wide variety of mature palms, flowers and shrubs, ample seating options and a wonderful entertaining sunroom with a wood burner at the top of the gardens, which enjoys views across Dartmouth, the River Dart and Kingswear beyond.

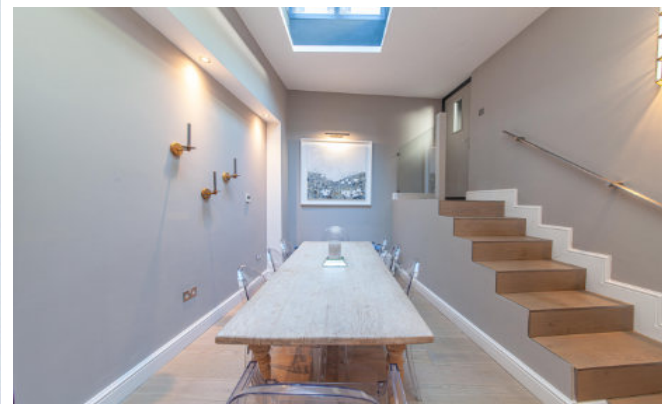
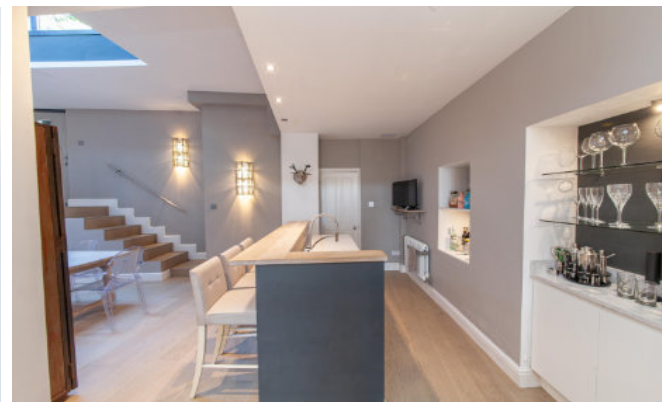


## Ground floor

A covered porch to the front door and beautiful entrance hall with a wood burner. Stairs to the first floor, useful office area under, door to the storeroom and integral garage, which is a good size including EV charging point and electric door.

The open-plan style kitchen/dining room is a true delight. They feature a custom-made array of drawers and cupboards, offering abundant storage space. This impressive kitchen comes equipped with two Neff ovens, a built-in microwave oven, and a water dispenser. Cooking is a pleasure with the 5-ring gas hob and accompanying hood, while the built-in large fridge and separate freezer ensure you have ample cold storage. The expansive work surfaces provide plenty of room for meal preparation and culinary creativity.

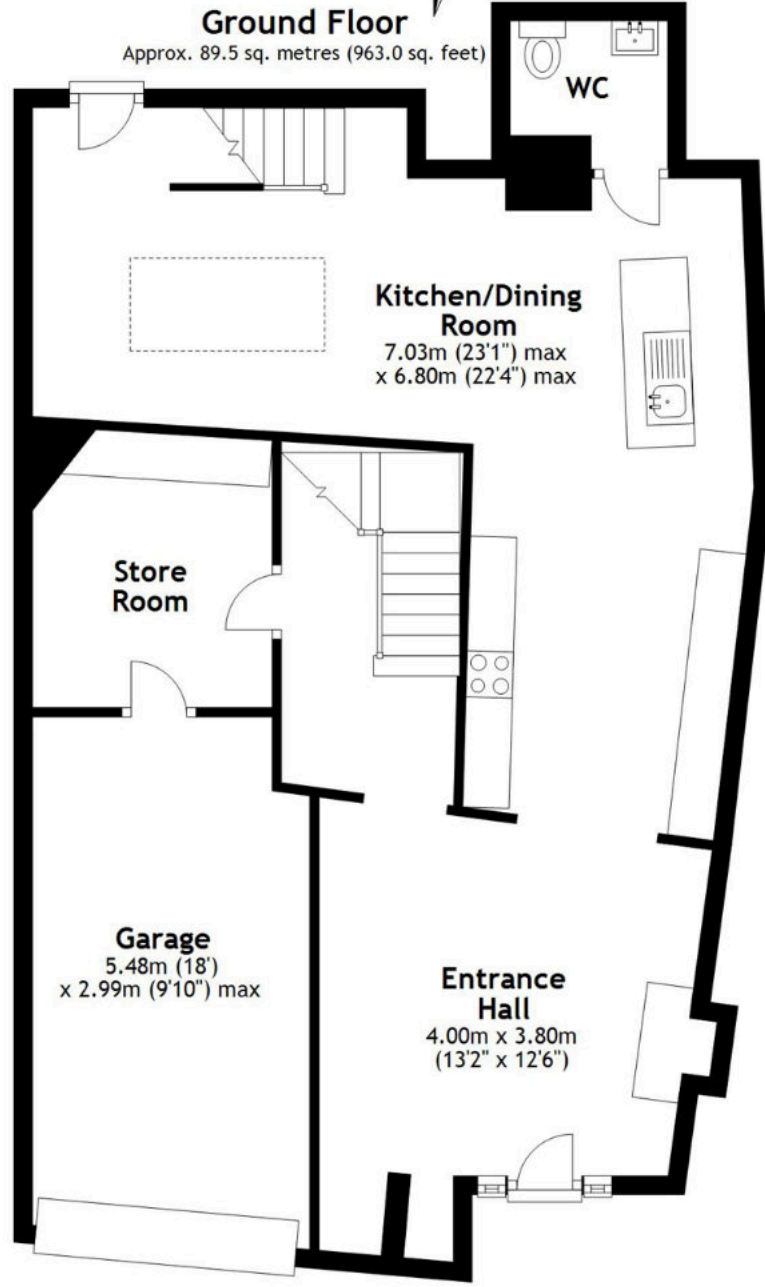
There is an island with a Belfast style sink, Mele dishwasher, wine fridge and insert shelving behind. The island creates a breakfast bar linking to the splendid dining section with an orangery style ceiling window and access to the rear garden. Adjacent is a cloakroom with a WC and a handbasin.





**Ground Floor**

Approx. 89.5 sq. metres (963.0 sq. feet)



WC

**Kitchen/Dining Room**

7.03m (23'1" max)  
x 6.80m (22'4" max)

**Store Room**

**Garage**  
5.48m (18')  
x 2.99m (9'10" max)

**Entrance Hall**  
4.00m x 3.80m  
(13'2" x 12'6")



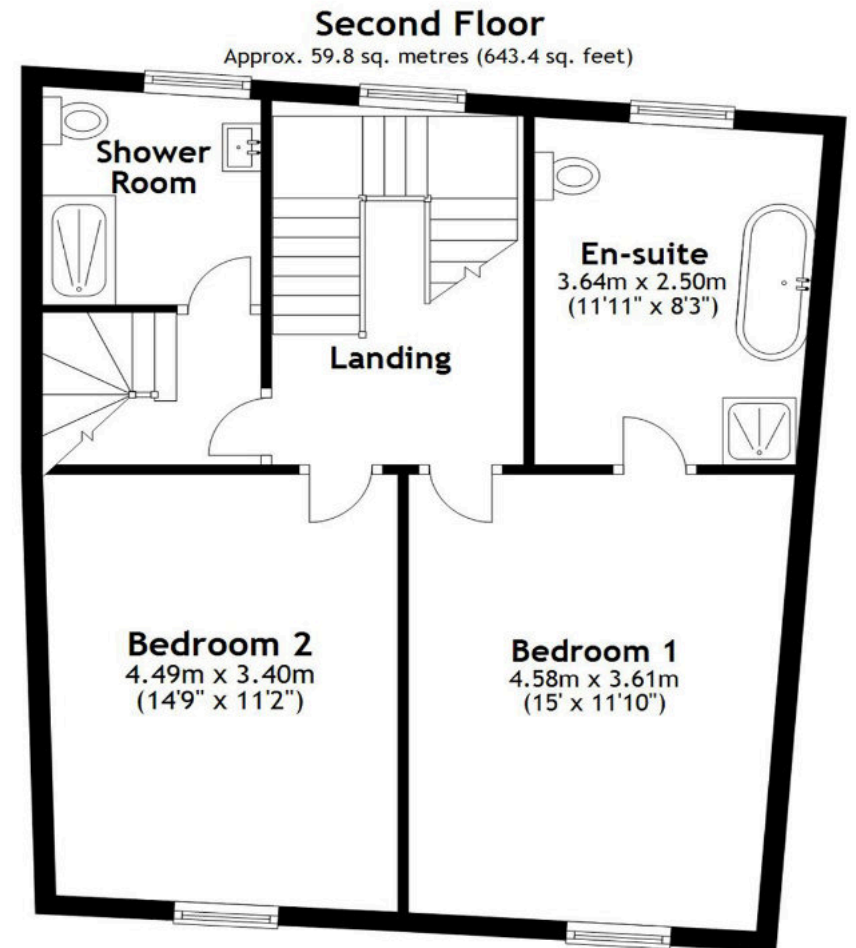
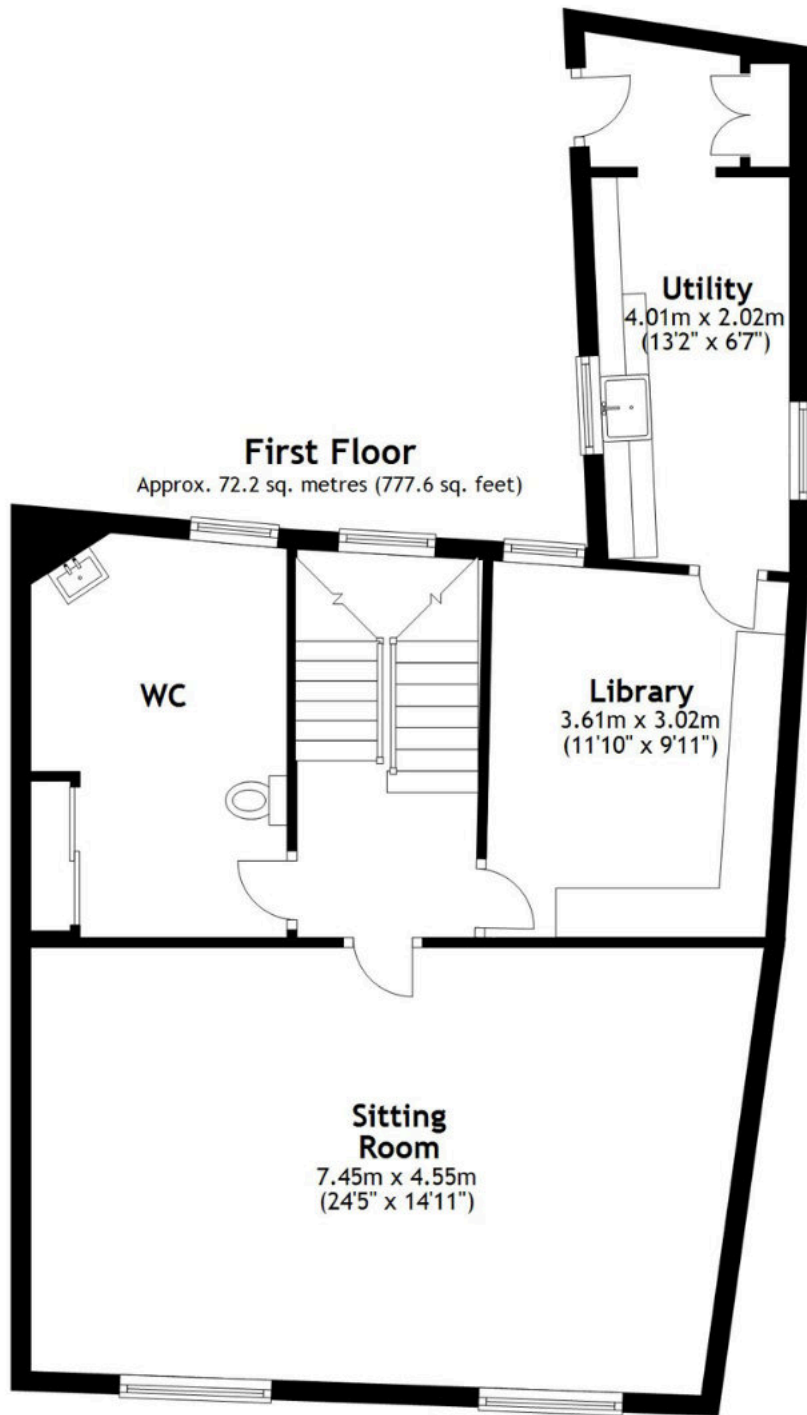
## First floor

The landing leads to the stunning living room with 9'10" ft ceiling height, ornate coving and high skirting boards. Two sash windows overlook the southerly views across the town and countryside beyond. Fireplace with timber surround.

Adjacent is the bespoke, handmade library which leads to the utility area with space and plumbing for washing machine and tumble dryer, work units, sink and useful dumb waiter. Door to the rear garden.

There is a large cloakroom with a WC, hand basin and airing cupboard housing hot water cylinder tank and the gas boiler.







## Second Floor

A principal double bedroom with high ceilings and window overlooking the town. Two built in wardrobes. The superb tiled en-suite has a bath, a large walk-in shower, handbasin, WC and a window overlooking the rear garden.

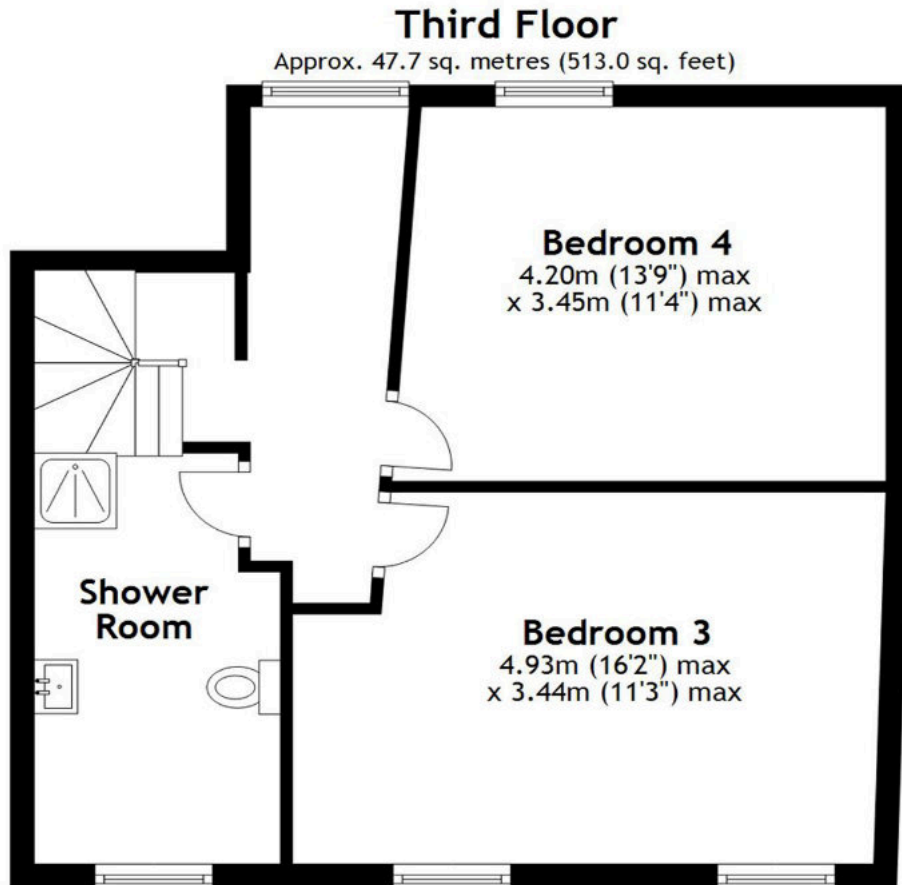
There is a further double bedroom with southerly views, and a shower room.





## Third floor

There are two double bedrooms, one having views across the town, the River Dart and Kingswear beyond. There is a shower room with a WC and a hand Basin.



Total area: approx. 269.1 sq. metres (2897.0 sq. feet)  
**Sydney House, Dartmouth**





## The outside

Access from the kitchen/dining room and from the first-floor utility to a patio area with flower and shrub borders. Steps continue with a well established eucalyptus tree and shrub borders to a good sized level area with artificial grass and exposed stone walls.

To the top of the garden is superb summer house and terrace with a variety of palms and extensive decked areas for entertaining. The summerhouse has bi-folding doors, power and a wood burner. To the side, a pizza oven and pergola. The decked area offers ample space for a large table and additional seating enjoying southerly views across the gardens, River Dart, Kingswear and the surrounding countryside.

To the side is a small parcel of land with a variety of mature apple and pear trees and a fig.





## Services

It is understood all mains services are connected, Gas central heating with underfloor heating in the kitchen/dining room.

Tax Band :E

EPC: D

Property size, approx. 2,897 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		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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