



MILLARD  
COOK



# 16 Crowthers Hill Dartmouth, TQ6 9QX

A charming cottage close to the town centre  
with views across the River Dart



16 Crowthers Hill is a charming 3 bedroom cottage only a short walk from the shops and facilities Dartmouth has to offer. Situated on an elevated position, the property enjoys wonderful views across the town and River Dart beyond. Internally, number 16 has a delightful open plan living/kitchen/dining space offering charm thanks to exposed stone walling, timber flooring, stone chimney breast and sash windows. In the last three years, the property has been modernised including a new roof, kitchen, en-suite and a shower room.

There are two double bedrooms on the first floor with an en-suite and a shower room whilst, to the third floor, a loft room bedroom with views across the town and river.

To the outside, a useful courtyard garden for entertaining and to enjoy the river views making an this property an ideal “lock up and leave” or holiday let.



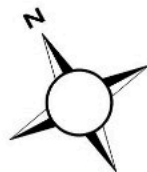


## Accommodation

Front door leads to the splendid double aspect open plan kitchen/living/dining space enjoying a wealth of charm and character with exposed stonework the length of one wall. Timber flooring with the living room having a stone breast with inset electric effect stove. Window overlooking the front aspect.

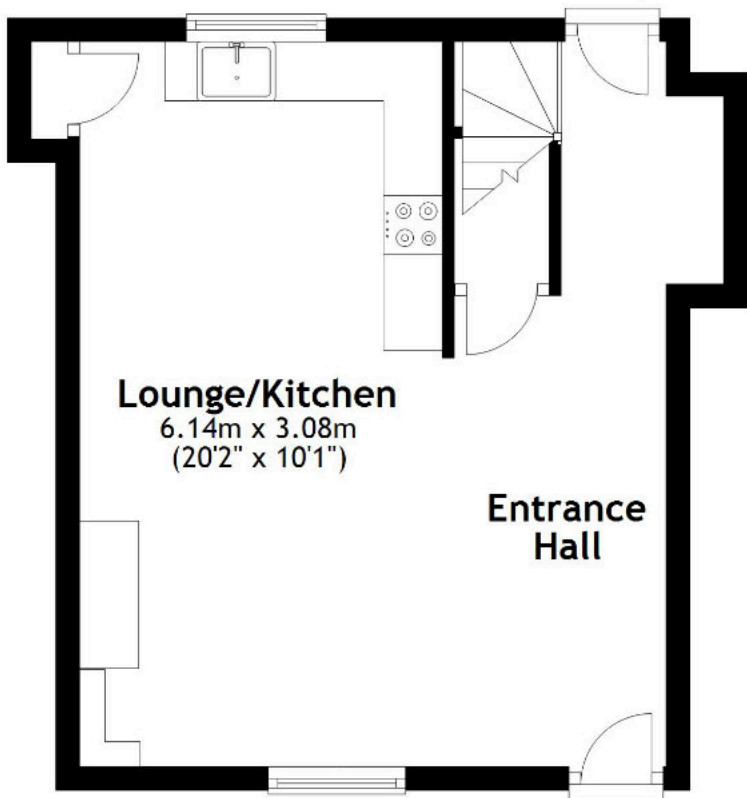
The kitchen offers a good range of drawers, cupboards and wall mounted cupboards with built-in Bosch oven, halogen four ring hob with extractor above, a fridge, Belfast style sink and Neff slim dishwasher with ample worktops. Space for a dining table and window overlooking the town and the River Dart beyond. Stairs rising with cupboard under and plumbing for a washing machine. Exposed walling and door to the outside.





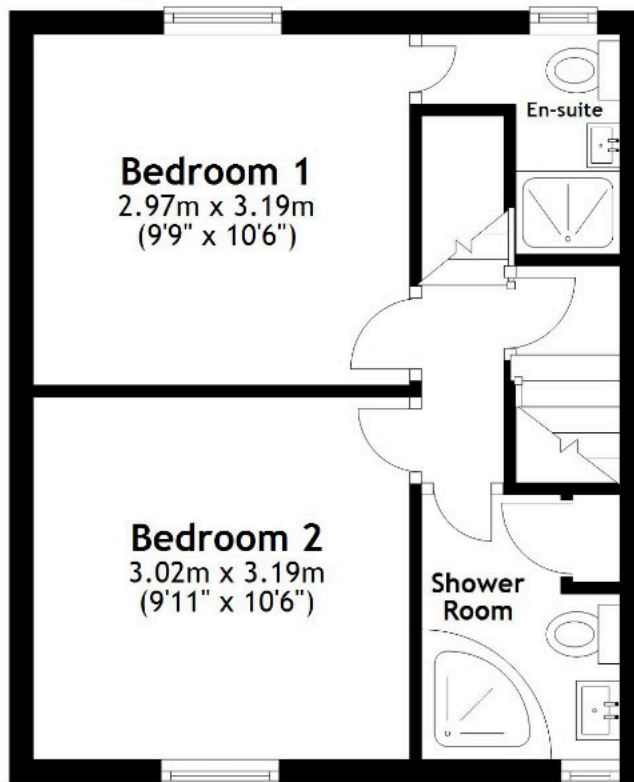
## Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



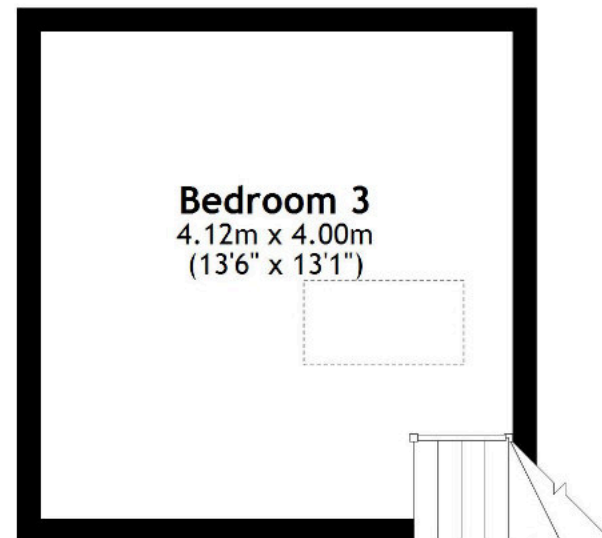
## First Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



## Second Floor

Approx. 16.5 sq. metres (177.3 sq. feet)



Total area: approx. 78.7 sq. metres (846.7 sq. feet)

**16 Crowthers hill, Dartmouth**



## First Floor

Landing with stairs rising to the loft room. Bedroom one is a good size double with an ornate fireplace and sash window with deep sill overlooking the lovely views across the town and River Dart beyond. En-suite shower with Myra shower system, handbasin, WC and a window.

Double bedroom two overlooking the front aspect with sash window and large windowsill.

A modern Shower room with corner shower cubicle, WC, exposed stonework handbasin, cupboard, window and large mirror with LED backlighting.





## Second floor

Loft room with exposed timbers (some limited head height) with skylight overlooking the town, St Saviours Church, River Dart and farmland beyond.





## To the outside

From the ground floor, a door leads to the rear courtyard, ideal for entertaining with wonderful views across the town, River Dart and farmland beyond. Outside light and power.





## Services and Tenure

It is understood all mains services are connected.

Gas central heating.

Furniture is available by separate negotiation being the majority of the items within the property for the ease of creating an instant “turn key” holiday home.

Council tax band: Business rated.  
EPC: D  
Freehold

Property size approx. 846.7 Sqft  
Floor plans not to scale.



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## 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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