

# Mount Flagon, Browns Hill Steps, Dartmouth, Devon

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A beautifully presented Grade II listed period house, with four bedrooms, lovely **south-facing terraced gardens** and views across the town and out to sea. In a peaceful setting just off the town centre.

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## Summary of accommodation

**Lower Ground Floor:** Cellar | Wine store

**Ground Floor:** Wonderful, covered veranda | Entrance hall | Sitting room  
Dining room | Kitchen/breakfast room | Study | Shower room/cloakroom

**First Floor:** Two double bedrooms, both with en suite shower rooms and one with a dressing room

**Second Floor:** Two further double bedrooms, again one with a dressing room | Family bathroom with bath and shower

**Gross Internal floor Area 2064 sq ft (192 sq m)**

## Distances

Totnes Train Station 12 miles, A38 Devon Expressway (M5) 19 miles

Blackpool Sands Beach 3 miles

(All distances are approximate)





## The location

Dartmouth is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches and glorious countryside. Dartmouth sits at the mouth of the River Dart, one of five estuaries to be found in the South Hams and is home to the Britannia Royal Naval College. This pretty and popular waterside town offers an abundance of shops, boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets.

Throughout the year, the town hosts several fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe.

Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.



## The property

Mount Flagon House is a beautiful Grade II listed period house, situated in the heart of Dartmouth. The house has accommodation arranged over three floors and a further basement floor suitable as a wine cellar and storage. The ground floor comprises a dining room with large sash window, and a cosy and delightful sitting room with large bay window and window seat, and a library wall. There is a small study area off one corner and access to a ground floor shower room/cloakroom. The kitchen/breakfast room is fitted with farmhouse style units, and pull-out wicker drawers, a gas AGA and gas hob, butler sink, dishwasher and fridge/freezer.



There are four double bedrooms arranged over the two upper floors, two of which have en suite shower rooms and dressing rooms. There is a large family bathroom with both shower and bath on the first floor. From the entrance hall, stairs descend to the basement where two rooms offer storage and a wine cellar, and on the ground level, there is a back door which leads to a back alley and secondary access onto Browns Hill.

## Gardens

Gated steps lead from Browns Hill, to a private and secluded gorgeous south-facing terraced gardens. The views are wonderful and there are cobbled terraces and a small area of lawn. Mature shrubs and flowers ensure colour all year.



## Services

All mains services connected.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ6 9NU)

Park in the town centre and proceed on foot to Mount Flagon House. From the Boat Float, proceed along Duke Street (Dartmouth Vintners will be on your right) and take next right into Foss Street. Proceed to the end and cross the road, where there are two coffee shops in front of you, and take the steps between the coffee shops. These are Browns Hill Steps and Mount Flagon House will be found a short way up on the right.

**What3words:** butterfly.raced.loose

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council: 01803 861234

**Council Tax:** Band E

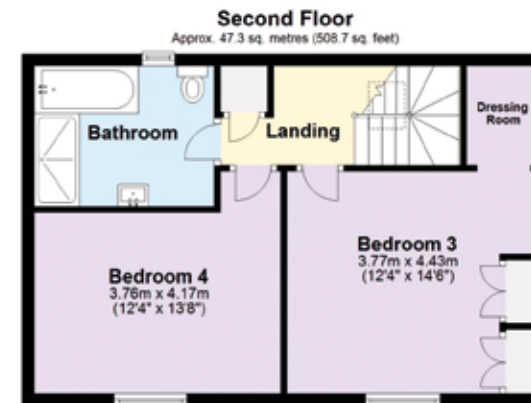
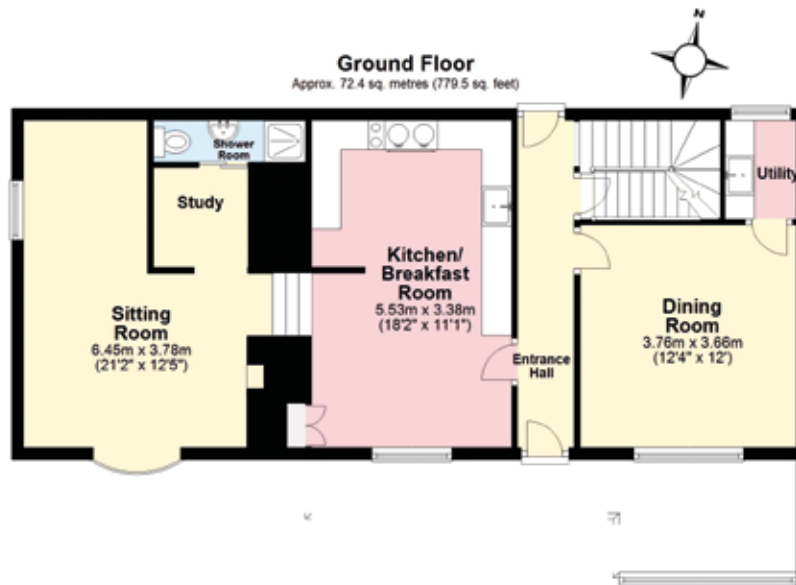
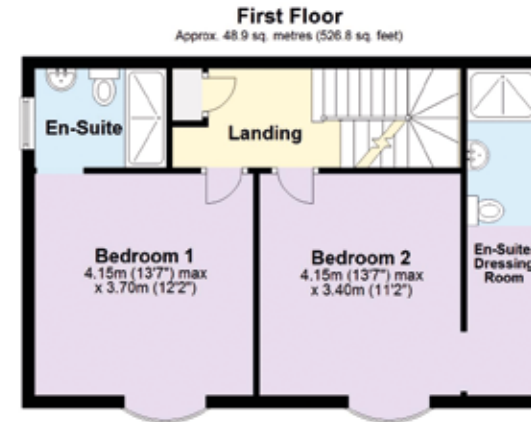
**EPC Rating:** E

**Guide Price:** £995,000

**Approximate Gross Internal Floor Area**  
**191.8 sq m (2064.0 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023

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