

# Dyers Cottage, Above Town, Dartmouth

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A beautifully presented, **detached family home** with large driveway and ample parking, well-established gardens and outstanding views of the River Dart.

### Summary of accommodation

Entrance porch | Boot room/lobby | Kitchen/breakfast room | Walk-in pantry  
Utility | Living room/dining room | Study/bedroom four | Second sitting room

Three further double bedrooms one with en suite shower room | Further shower room and bathroom

Large driveway with ample parking/storage | Gardens | Garage  
greenhouse | Stone built garden store | Large workshop/hobby room

### Distances

Totnes Train Station 12 miles A38 Devon Expressway (M5) 19 miles  
(All distances are approximate)

### Situation

Above Town is a single track lane which is set back from the town in a slightly elevated position and offers a superb aspect of the River Dart and the town. There are wonderful woodland walks on the doorstep, with the likes of Dyer's Hill and Gallants Bower, both National Trust owned woods and the South West coast path nearby. Dartmouth sits at the mouth of the River Dart, and is home to the Britannia Royal Naval College.





This pretty and popular waterside town offers an abundance of 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 a number of 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. 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. 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

Dyers Cottage is a pretty, detached family home which offers versatile and spacious accommodation approaching 2,500 square feet. The ground floor comprises a lovely L-shaped living room with large dining area, which has a wall-to-wall picture window and window seat, offering glorious views. In the living area is a gas fired, coal effect range fire on a hearth and sliding doors to the terrace and gardens beyond. The kitchen is fitted with a good range of units, and appliances include a Rangemaster cooking range and dishwasher. Off the kitchen is a walk-in pantry and in the adjoining utility room is a washing machine, dryer and freezer. Also on the ground floor is a double bedroom and shower room and a study, which could be used a further double bedroom if required. The first floor offers a lovely double bedroom with en-suite shower room and Juliette balcony, and a main bedroom suite, which comprises a bedroom with Juliette balcony and walk-in cupboard, sitting room/dressing room and bathroom.

## Outside

The full width terrace offers a wonderful place to sit and enjoy the view or entertain from, and steps descend to the level gardens below. The lawns are bordered with flower and shrub beds and include camellias, roses and rhododendrons. There is a greenhouse and two stone built garden stores and a large hobby room/workshop. The driveway is level and offers parking for five or more cars and a garage.

## Services

All mains services are connected.

## Fixtures and fittings

All items usually known as owner's fixtures and fittings, whether mentioned or not in these particulars, together with all items of equipment and garden statuary are excluded from the sale, but some may be available by separate negotiation.

## Directions

Proceed into Dartmouth on the A379 and continue down the hill towards the town. From the centre of town, keep the 'Boatfloat' on your right and continue along The Embankment, turning right into Hauley Road, following the signs to Dartmouth Castle. At the junction, proceed straight over into Newcomen Road, which in turn becomes South Town. Above Town is about  $\frac{1}{2}$  mile along on the right hand, although it is better to park on South Town and make your way on foot to Dyers Cottage as you cannot turn right at the junction.

## Property information

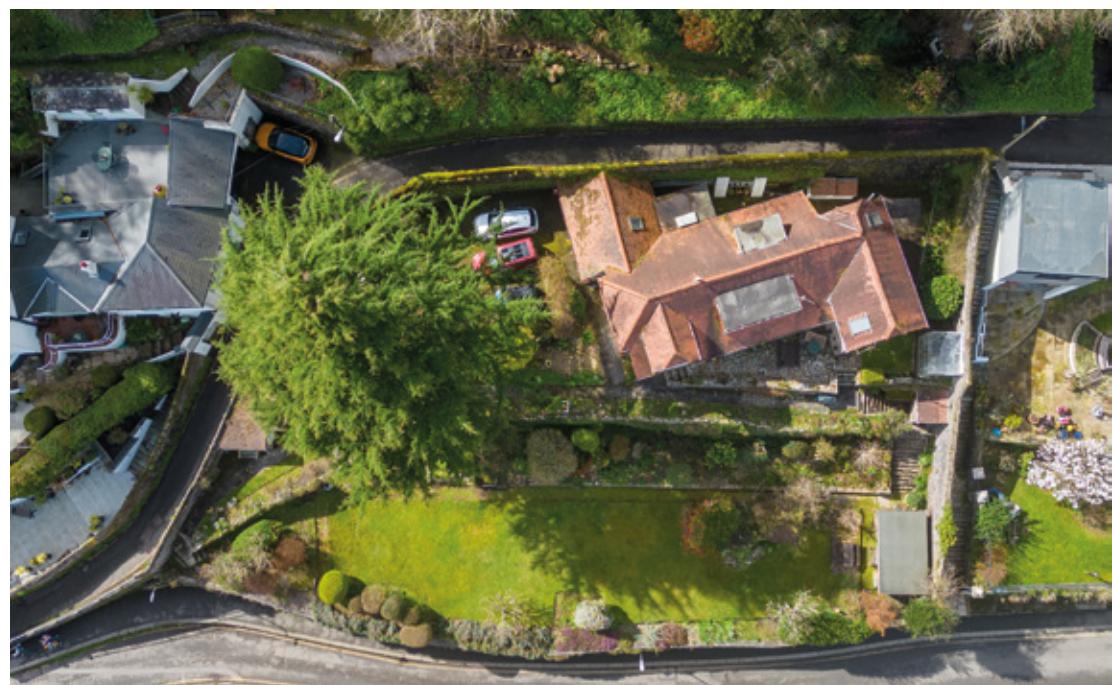
**Tenure:** Freehold

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

**Council Tax:** Band E

**EPC rating:** C

**Guide price:** £1,800,000



## Approximate Gross Internal Floor Area

2462.5 sq ft/228.8 sq m

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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I would be delighted to tell you more

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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 April 2023. Photographs and videos dated April 2023.

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