

Wonderful period home with gardens, River Dart views and parking for 2/3 cars

White Cottage, Swannaton Road, Dartmouth, Devon, TQ6 9RL

£850,000 Freehold

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Period property on three floors • Mature, private gardens • Five double bedrooms • Off street parking for 3 cars • Lovely views of Warfleet Creek and the River Dart

Local Information

White Cottage is situated in Swannaton Road, a single track lane which winds uphill and away from the hustle and bustle of the town centre. From this elevated position the views from the house and gardens are glorious, extending across the River Dart towards Kingswear.

Swannaton Road is a short stroll from Dartmouth town centre which offers a wealth of shops, boutiques, galleries, pubs and restaurants and is home to the Britannia Royal Naval College. The town's deep-water port attracts sailing vessels from all over the world and is considered to be one of the prettiest in Europe.

Dartmouth lies within the South Devon Area of Outstanding Natural Beauty and within the district known as the South Hams. The nearby town of Totnes (14 miles) offers a main line rail link to London Paddington (3 hours) and the A38 (19 Miles) provides access to the Cities of Plymouth and Exeter and the M5 beyond.

About this property

White Cottage is a classically proportioned detached period residence standing in mature gardens. From its elevated position there are wonderful views particularly from the two top floor bedrooms with their full width picture windows.

The property retains many period features including decorative cornicing, original fireplaces, wood panelling, and painted floorboards. A conservatory on the front of the property leads to the front door and into the wide entrance hall. The living and dining rooms both have original

fireplaces and full height bay windows allowing plenty of light into the rooms. The kitchen/breakfast room to the rear of the dining room has a tiled floor, a large tiled chimney recess with space for a range style cooker, whitegloss cupboards and pan drawers and solid wood worktops. Across the rear lobby is a utility room with space for a fridge, freezer, washing machine and tumble drier.

On the first floor there are three double bedrooms, all with sash windows, a fourth room is currently used as a study. The bath/ shower room is fitted with a rainwater head above the panelled bath, but there is also an adjacent separate shower room. On the second floor two further lovely double bedrooms enjoy glorious River Dart views. The bathroom on this floor features a panelled bath, separate shower cubicle with rainwater shower head, wc and basin with floor to ceiling mirror behind.

Outside a sloping and stepped path with wrought iron railing leads up to the front of the property through mature, almost 'tropical' gardens planted with bamboo, phormium, bay and magnolia. There is an area of lawn in front of the conservatory and to the side is a paved terrace with dwarf wall which is perfectly situated to make the most of the views. Steps lead up to a series of terraced beds. Behind the property is a further paved terrace with a wooden balustrade. The garden above is mostly laid to lawn with mature trees and shrubs and backs onto woodland.





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Gross Internal Area 2768 sq ft

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Office.

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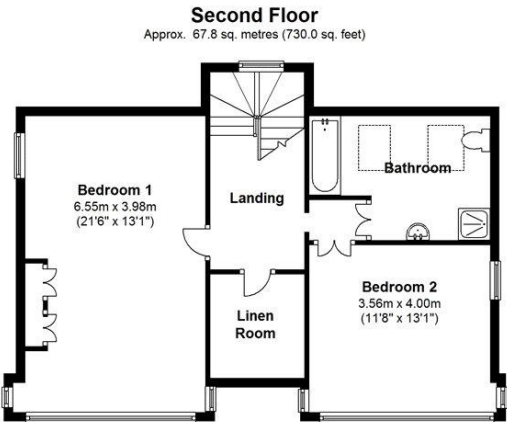
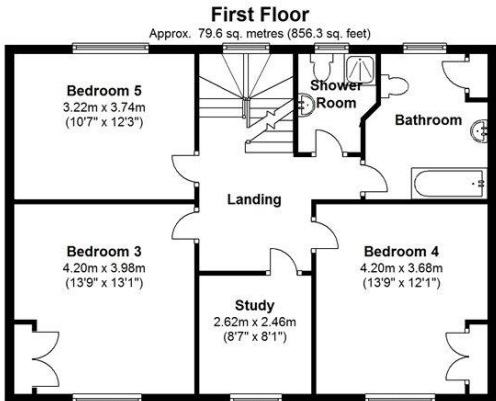
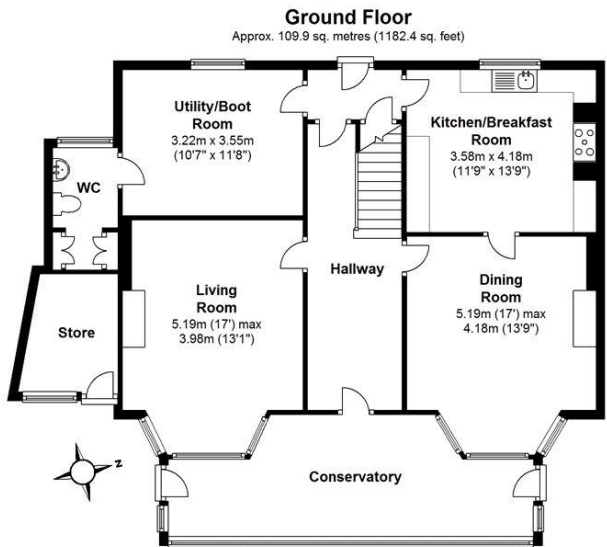
Sarah-Jane Bingham-Chick

South Hams

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White Cottage, Swannaton Road, Dartmouth



Total area: approx. 257.2 sq. metres (2768.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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