



***Beautiful 18th Century house with stunning contemporary addition.
South facing gardens, river and sea views, parking for two cars and an additional
triple garage.***

Clarence Cottage, 45 Clarence Hill, Dartmouth, Devon, TQ6 9NY

Excess £1,500,000 Freehold

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Gorgeous 18th Century period house • Contemporary addition with fabulous kitchen, sitting and dining areas • Drawing room, Dining room and Library hallway • Two en suite double bedrooms and two further double bedrooms • South facing gardens and stunning river and sea views • Parking for 2 cars and garaging for a further 3 cars

Local Information

Clarence Hill is a quiet lane close to the town centre on the south facing side of the Dartmouth valley. Within a few minutes' walk of Clarence Cottage is a wonderful array of shops, boutiques, galleries, pubs and restaurants and the River Dart, a bustling deep water estuary which 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 (13 miles) offers a main line rail link to London Paddington in under 3 hours and the A38 (18 Miles) provides access to the cities of Plymouth and Exeter and the M5 beyond.

About this property

Clarence Cottage is a gorgeous 18th century period house (not listed) and is presented in exceptional order throughout. The current owners have enhanced the house in many ways but most noticeably with a stunning architect designed vaulted glass reception area to the rear. There is driveway parking for two cars and a garage that can hold a further 2 cars in addition to a small boat / small car. The sheltered, sub-tropical, south facing gardens are well established and home to a number of tropical plants including a banana plant and palms. The vast selection of mature shrubs offer superb colour and there is a glorious magnolia tree taking prime position. The full width terrace is a wonderful south facing area from which to enjoy al fresco dining and river views.

The house itself is arranged over 3 floors with the ground floor comprising an entrance hall, cloakroom and boot room. This in turn leads through to the library hall, a wonderful hallway

encased with book shelving and hiding a discreet door to the utility room. The dining room and drawing room date from the original house and offer period features, exposed wooden floors, open fireplaces and double doors through to the exceptional contemporary living area that extends across the rear of the house. This showcase addition dates from 2012 and has created a 'room for all seasons' with a glorious outlook over the terracing, gardens and the river. The bespoke kitchen is modern and well-appointed and offers a wonderful range of integral appliances, wall to wall units and a wooden topped island unit. The kitchen is open plan to a sitting area, dining area and conservatory with double doors leading out to the adjoining terrace. The Georgian style staircase rises from the entrance hall to the first floor which offers two en suite double bedrooms, a 3rd double bedroom and a family shower room. Stairs rise again to the converted attic / second floor which is a dedicated family room for younger members of the family and has been handcrafted to replicate a ship's cabin. All in all, Clarence Cottage is a wonderful town house with south facing, fabulous views and gardens.

Directions

Walking in the direction away from St Saviour's Church, proceed on foot along Foss Street, the very pretty cobbled pedestrian street until reaching the end. Cross over Broadstone and take Brown's Hill Steps up to Clarence Hill. At the top of the steps turn left and Clarence Cottage will be found further along on the left hand side.





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Gross Internal Area 3336.3 sq ft, 310.0m²

Viewing

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

Telephone: 01548 800462

Services

Mains water, drainage, gas and electricity.



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Sarah-Jane Bingham-Chick

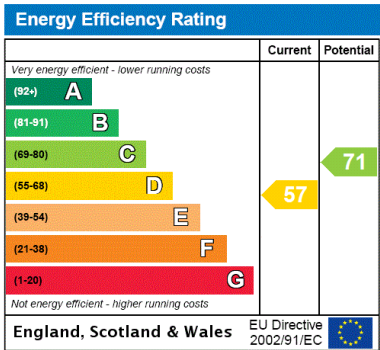
South Hams

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Total area: approx. 310.0 sq. metres (3336.3 sq. feet)



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