

Ford House, 44  
Victoria Road

# Ford House

44 Victoria Road, Dartmouth, TQ6 9PY

Exeter 41.6 miles Totnes 11.9 miles Kingsbridge 13.7 miles

- Iconic detached Georgian residence
- Town centre location
- Two parking spaces
- Five bedrooms
- Glorious level garden
- Bridge converted into wine cellar
- Feature fireplaces
- Substantial reception rooms

**Guide price £835,000**

## SITUATION

Dartmouth is not your average sleepy coastal town, it is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town.

Dartmouth appeals due to the variety of recreational activities available along its embankment, the dynamic range of modern and quirky shops, galleries and eateries, which all combine to offer a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

## DESCRIPTION

A grand Grade II listed Georgian residence, arranged over 4 floors comprising a total of 5 bedrooms and 4 bathrooms. Splendid character features throughout which are typical of the era including hardwood sash windows, ornate feature fireplaces, high ceilings and picture rails. There is an original Dartmouth brick bridge which has been converted to a wine cellar. Outside a balcony overlooks the manicured level garden. There are 2 parking spaces, with the option of purchasing further parking/garaging by separate negotiation.

## ACCOMMODATION

The large entrance hall boasts a high ceiling with doors leading to dining room and the sitting room. The high ceilings continue into the dining room, which has a picture rail and a grand feature fireplace. Double glass doors lead from the dining room onto the balcony with original painted bi-fold hardwood shutters. The balcony runs the length of the house, connecting the dining and sitting room and a wrought iron spiral stairway leads down to the garden.

The sitting room has double glass doors with bi-fold hardwood shutters



An iconic and imposing grand Georgian residence with period features in central Dartmouth with parking and fabulous garden.





leading to the balcony. The sitting and dining room can be divided by double hinged substantial hardwood doors. The sitting room has high ceilings, picture rail and ornate feature fireplace. The country style kitchen is to the rear of the property and has wood fronted base cupboards and shelving with space for appliances and sash windows to rear elevation.

From the hall, stairs down to the lower ground level. There are two en suite double bedrooms with large original sash wood windows with front aspect over garden. Both bedrooms benefit from built in wardrobes and one has a feature period fireplace. The inner hallway continues to utility/wine cellar; a most impressive room with slate tiled flooring and plumbing for appliances. Feature original bridge converted skilfully into wine cellar with power and lighting. Rear access door.

The first floor has a large and light landing with partial double height ceiling and Velux window. There are two bedrooms and two bathrooms on this floor one of which is en suite with a three piece suite with shower over bath. One of the bedrooms is currently being used as a snug. Stairs lead to the top floor which has a large, pretty bedroom in the roof space with triple aspect and some eaves storage. W/c with wash hand basin.

### OUTSIDE

There are two parking spaces. Additional parking/garaging is available through separate negotiation. The main garden sits to the front of the property and is level with the majority laid to lawn. There are steps up to a gate leading to Victoria Road, with continuation of the boundary being wrought iron railings. Pretty mature trees, shrubs and hedges along with a fabulous creeping grape vine. There is a patio underneath the balcony which can also be accessed by spiral staircase. The rear courtyard is enclosed by a stone wall with steps down from road to lower ground floor level.

### SERVICES

It is understood that all mains services are connected.

### TENURE

Freehold.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

### DIRECTIONS

From our office turn left and proceed out of Duke Street into Victoria Road. Continue on foot past the play park on the right and continue up the hill. Ford House is the pink house which will be found on your right hand side, just before the turning into Ford Valley.

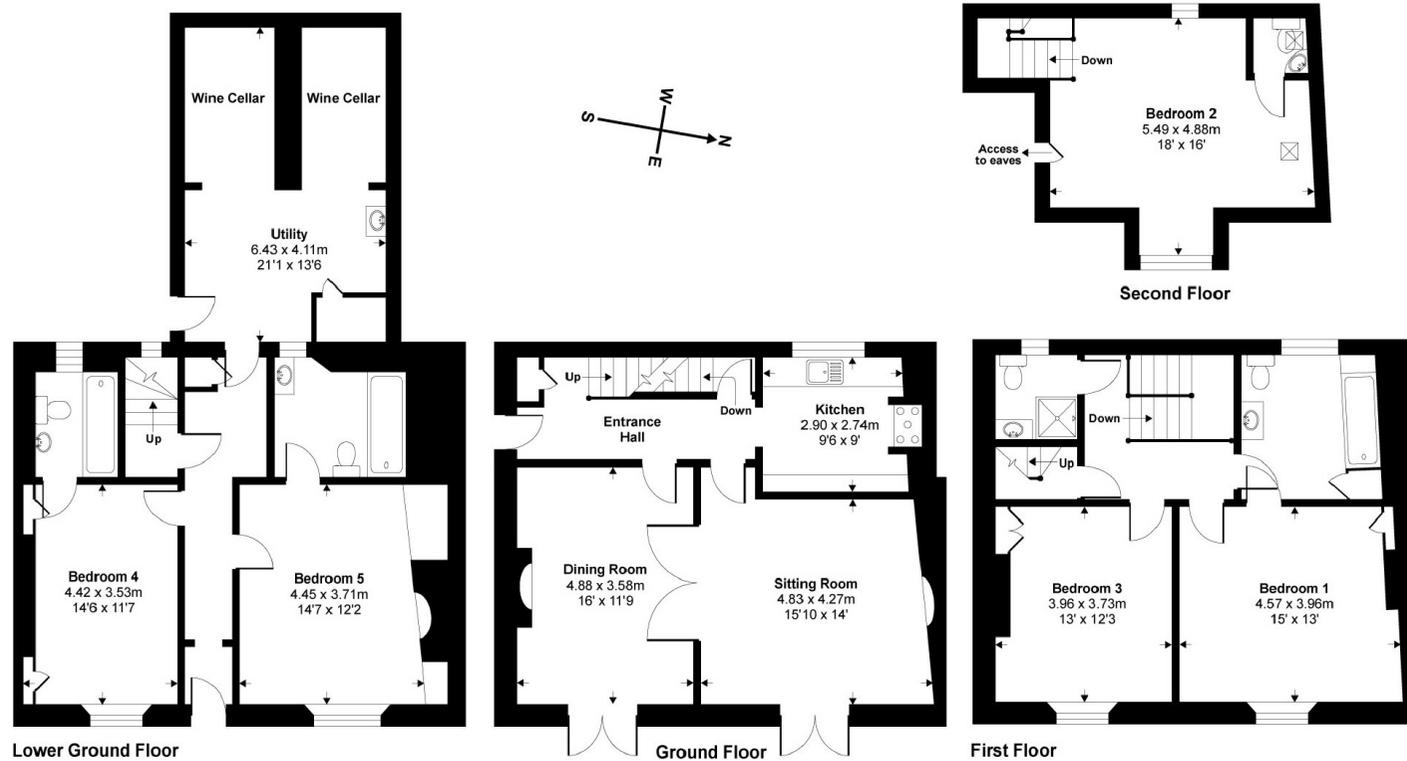
### DARTMOUTH OFFICE

We are situated in the heart of Dartmouth near the Royal Castle Hotel and adjacent to the historical Butterwalk building on Duke Street. Benefiting from a dedicated sales and lettings department, the friendly team of Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

Call the residential department on 01803 835336 or lettings on 01803 833681 to arrange a market appraisal, to book a viewing or for further information on the services we offer throughout our 21 offices.



Approx. Gross Internal Floor Area  
221.6 Sq Metres 2385 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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