



Bay Tree Cottage, 143 Victoria Road, Dartmouth, TQ6 9EF

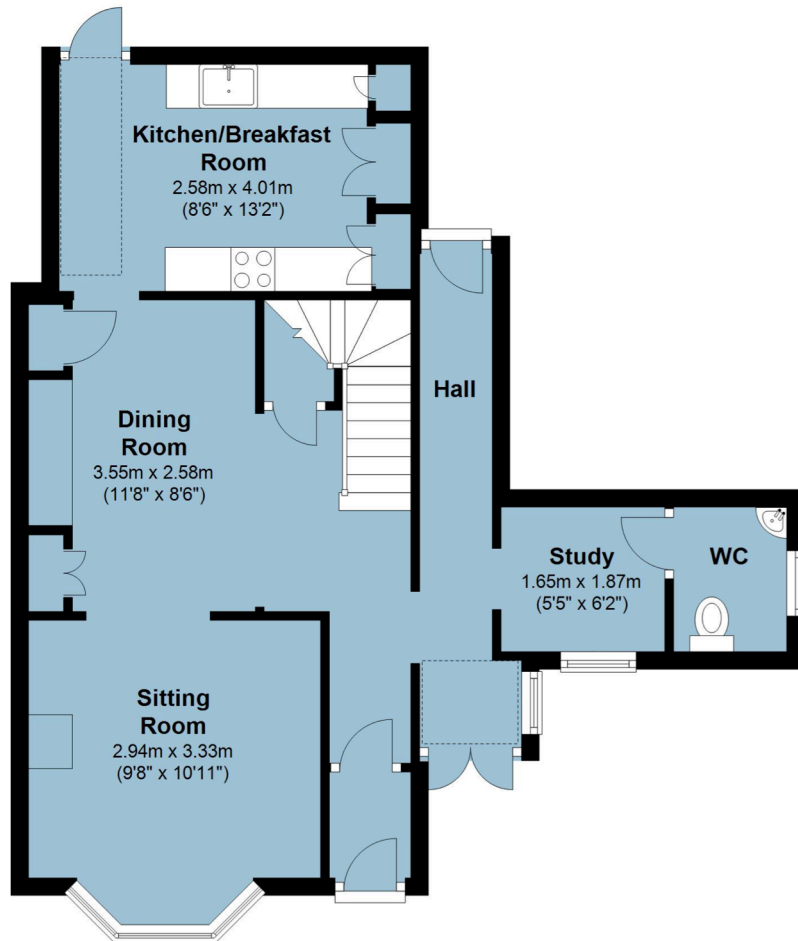
Close to the centre of town, lies Bay Tree Cottage. An 19th century town house that was extended and refurbished to the most stunning standard, this property has been decorated beautifully and is the quintessential family or holiday home. Providing a spacious open plan yet cosy ground floor with kitchen, sitting room, dining room and study, 3 double bedrooms, family bathroom and 2 en-suites.

Located on Victoria Road, which is a flat 10 minute stroll to the harbour side and perfectly situated for the boutique shops, art galleries, superb restaurants and delightful pubs that make Dartmouth so very popular. One of the brightest jewels in the South Hams crown, Dartmouth is as picturesque and pretty as they come. A true sailing town, the main pastimes are all water-based, with a world-famous harbour and colossal social calendar including Regatta Week, Dartmouth Food Festival and Dartmouth Shakespeare Week.



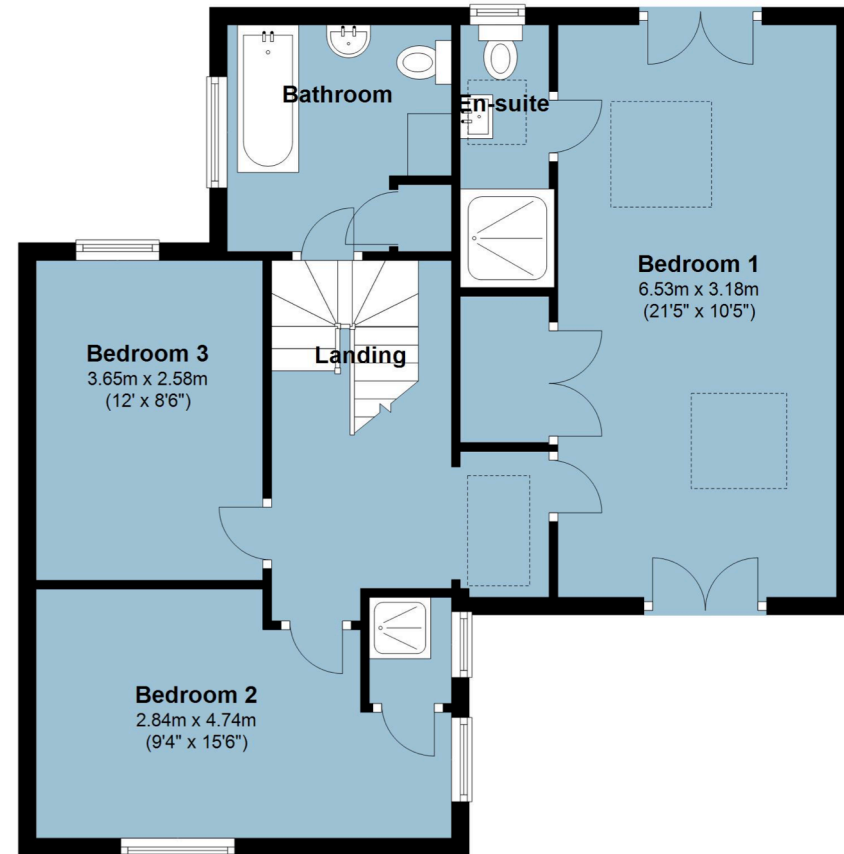
Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 117.7 sq. metres (1266.5 sq. feet)

Key features:

- **Gorgeous 3 bedroom Town House near town centre**
- **New Contemporary Extension**
- **Character property**
- **Lovingly refurbished**
- **Well designed, low maintenance garden**
- **Many original features**
- **1 family bathroom, 2 en-suite**

Accommodation

Behind its pale green door, Bay Tree Cottage is a truly special space. Through the front door, you'll find an inviting hallway with oak flooring leading through to a large **Dining Room** with solid oak flooring and period fireplace an opening leads into the spacious **Kitchen/ Breakfast Room** with fully-fitted handmade wooden units providing bags of storage space. Solid pine worktops, a Belfast sink with mixer tap over, stainless steel range oven with stainless steel extractor over, dishwasher, fridge freezer and ceramic tiled flooring. The dining area has space for table and chairs and a glazed door opens to rear passage. Glazed roof lights provide ample daylight into the kitchen. Approached off the Dining Room is the attractive **Sitting Room** with walk in bay window, solid oak flooring, fireplace with log burner. Off the hallway there is a small **Conservatory** overlooking the garden that leads through to the **Study** with **Cloakroom** off.

Head upstairs to the first floor and find the spacious landing steps up to **Family bathroom** with freestanding bath, pedestal wash basin and wc. Period fireplace and white painted wooden floor. Steps up to the light and spacious **Master bedroom** this room has serious wow factor with a vaulted ceiling, full height glazed doors with Juliette balcony and solid oak flooring located in the contemporary extension with **ensuite shower room**. The **2nd bedroom** is a light, good-sized double with a feature fireplace, original wood flooring, and a street-facing view. **En-suite shower room** with walk in shower. The **3rd bedroom** is also a double bedroom with period fireplace and window to rear elevation.

Outside: The gardens are to the front and side of the property and are a real feature of the house fully landscaped and private they provide a low maintenance area for alfresco dining or soaking up the late afternoon/evening sun.

SERVICES: Mains water, drains, electricity and gas fired central heating

EPC RATING: D

COUNCIL TAX: B

TENURE: Freehold

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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