



Puffin Cottage
86 Above Town, Dartmouth, Devon, TQ6

Looking for your next Devon home, then you are looking in the right place; you have all the facilities at your doorstep in a place that oozes charm. Dartmouth may be famed for its art galleries and its historic Royal Naval College, but it also has a fascinating array of local business, fine places to eat, even an award-winning arts centre with cinema and library. For the practicalities there are supermarkets and health services too. It is a wonderful place for children to grow up, with highly rated local primary and secondary schools nearby.



There is something quite special about this period cottage that the current owners have cleverly renovated, gardening enthusiasts will be in their element. The gardens are a mixture of mature trees shrubs and planted borders with raised decking area that provide glorious panoramic views over the river Dart and out to sea.

Does this sound tempting? Head in, slip off your shoes in the front hall, hang up your coat, and come and have a look for yourself. It is easy to feel what life could be like. This is a home you can simply move your furniture in and start to enjoy.

Much love has been poured into this period home, and it shows. Substantial improvements have been made, but kept many of its period features, making warm and welcoming, and making the most of its generous proportions.

The attractive stable door with porthole opens into the hall with oak flooring that leads round to where there are two double bedrooms, both with full height built in wardrobes. This floor also has the family bathroom bathed in light from the over head roof light, with roll top bath and a separate beautifully finished shower.

Head up the stairs to the first floor that opens out to the heart of the home, the kitchen. This one works wonderfully, a very well equipped and laid out kitchen/breakfast room with roof lights over, plenty large enough for family and friends to gather. The large island incorporates a dishwasher, washing machine and freezer. In addition, there is a built in stainless steel double oven, gas hob and extractor over.

In summertime, leave the sliding doors open wide and enjoy breakfast al fresco on the sun warmed decking. Later on, when the day is done, enjoy those long, balmy evenings outside and barbecues with friends.

Going back into the kitchen you can access the ever so useful cloakroom/boiler room.



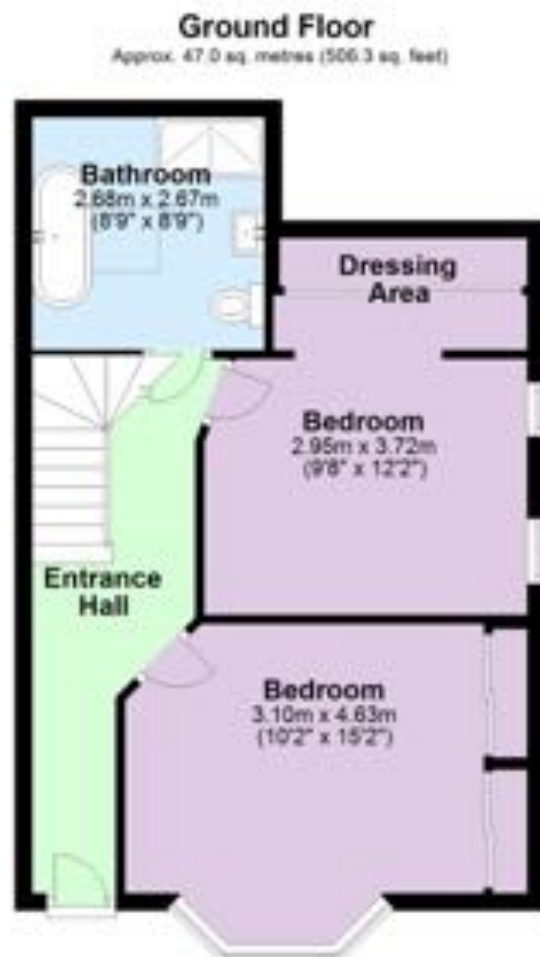
Leading off the kitchen is the stunning living area with large walk in bay window to enjoy the panoramic river views and vaulted ceiling. A feature brick wall and oak flooring warm up this room and create a strong contemporary feel with a high degree of comfort.

Ready to explore further? Then take the external spiral stairs to what is undoubtedly one of this homes best features a large garden with private sun terraces. These terraces have wonderful views over the river to Kingswear beyond.

Services: Air source heat pump provides the hot water and runs the underfloor heating. Mains Electric and water.

Council Tax Band: Band C

EPC: Band A



Total area: approx. 100.5 sq. metres (1082.3 sq. feet)





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