



1 VICARGE HILL, DARTMOUTH



In the historic Port of Dartmouth with beautiful views over the rolling countryside, sits an updated period family home with a timeless interior. Sensitively restored throughout by the current owners, this strikingly elegant, 4 bedroom, Victorian residence stands proudly amongst its recently landscaped south facing terraced gardens.

With space for a family to grow, this unique and graceful family home has style and personality and combines a classic look with clean lines. Contemporary elements blend with traditional period features.

Situated in a prime south facing location within the town, yet within easy walking distance to all of Dartmouth's award winning restaurants, buzzy bars and excellent shopping.

Pick your parking space when you arrive, there is space for 4 cars here.

A unique, elegant and rare period home





To your right is the Dining Room, a showcase of Victorian elegance and grandeur with an elegant painted wooden mantelpiece surrounding the fire and original servant's bells. A large walk in bay window throws beams of light and movement back into this delightful room.

Welcome to The Victorian House. Step up the short flight of steps and through your elegant panelled and glazed front door set beneath a traditional over-light and enter the handsome hall. Original stripped wood flooring guides you up to the fine period staircase.



With high-end entertaining at home becoming more popular, The Victorian House has the ultimate in luxury entertaining spaces accessed directly off the dining room. Sleek bespoke kitchen cabinets work in harmony with the home's historic architecture and are serenely decorated using a neutral palette which compliments the contemporary appliances and modern day conveniences required for a busy family life. From here, one door accesses the utility/boot room, with a further door leading out to the side of the property.



Historical features blend with modern flair

The other door leads into the inner hall with useful guest cloakroom. Make your way to the sitting room. Subtle, elegant colours reflect light from the walk in bay window, illuminating this relaxing and inviting sitting room. The south facing light provides the feeling of space, yet so cosy. Hunker down in front of the crackling log-burning stove on those chilly winter evenings. Enjoy the views out through the front window to the colourful townhouses beyond.





♥ Taking the stairs to the first floor from the entrance hall, pause for a moment to admire the view through the pretty period window, before exploring the first two double bedrooms. Both these bedrooms have en-suites and decorative Victorian detailing such as original windows, dado and picture rails.







The fourth bedroom/second sitting room can also be accessed from a separate staircase with an opulent en-suite with soft grey walls, metropolitan tiles and ever so useful linen storage.

The business potential of The Victorian House cannot go without a mention. Previously run as a successful Bed and Breakfast, it could provide a very handy income for the new homeowner.



A door also leads outside from this room to the garden, accessed over your own bridge; it's rare for a garden to merge so well into a landscape, but the planting at The Victorian House harmonises perfectly with the surrounding Dartmouth landscape. With glimpses of St Saviour's Church rising over the rooftops, the south facing terraced gardens are the perfect spot to enjoy entertaining in all seasons. Sear your steak and crack-open the wine while the family enjoys the lawn caressed in sunshine.

Enjoy sunny, spring afternoons and long summer evenings with friends and family on your perfectly positioned furniture. In fact, numerous entertaining and relaxation areas are dotted throughout the terraced gardens, alongside a garden store and also a studio with power and lighting. Could this be the ideal home office/workshop or even additional guest accommodation?



Dartmouth Living

The Victorian House is only a stroll away from Dartmouth's many shops. For big shops to quick emergency food runs, your local supermarket is never too far away. Take your time on a warm summers day, or a speedy run through the cold winter mornings – you'll never have to take the car to get the essentials.

Dartmouth offers a wide range of restaurants and entertainment. From quaint tea rooms and coffee shops the ideal places to meet friends over and chat to The Seahorse Restaurant an elegant bistro situated right on the waterfront, with an open kitchen and leather banquettes – you can tuck into the delights such as charcoal roasted fish and seafood. Famous with locals and a little more laid back you have the infamous Café Alfresco serving the best breakfasts in town and Kendrick's Restaurant for your ill of British cuisine and coastal specialties.

For schools, you are in the best location for almost every nearby school. Dartmouth pre-school is only a 5 minute walk away, whilst Dartmouth Academy and St Johns the Baptist Primary School are just a short bus ride away- you'll never have to worry about the school runs.



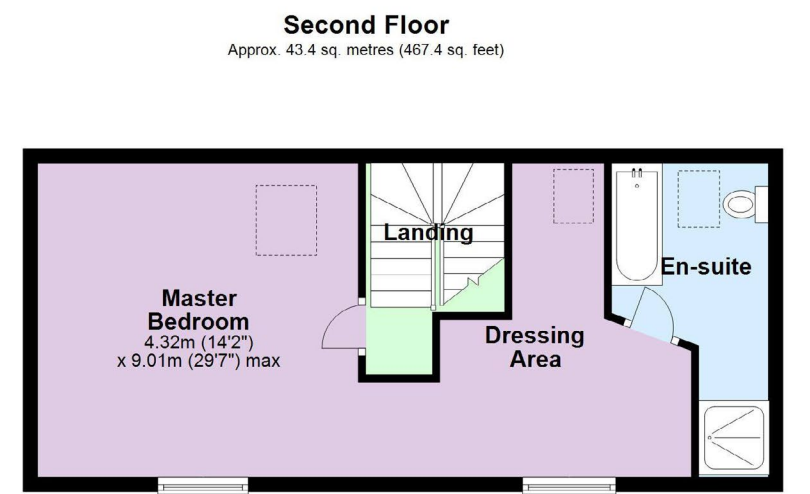
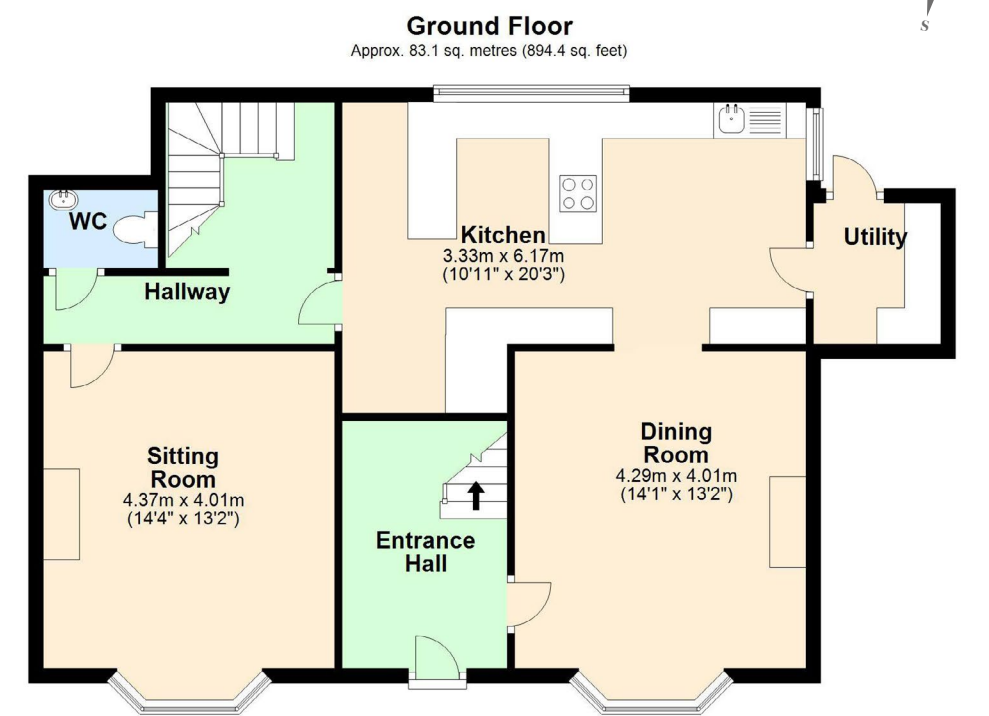
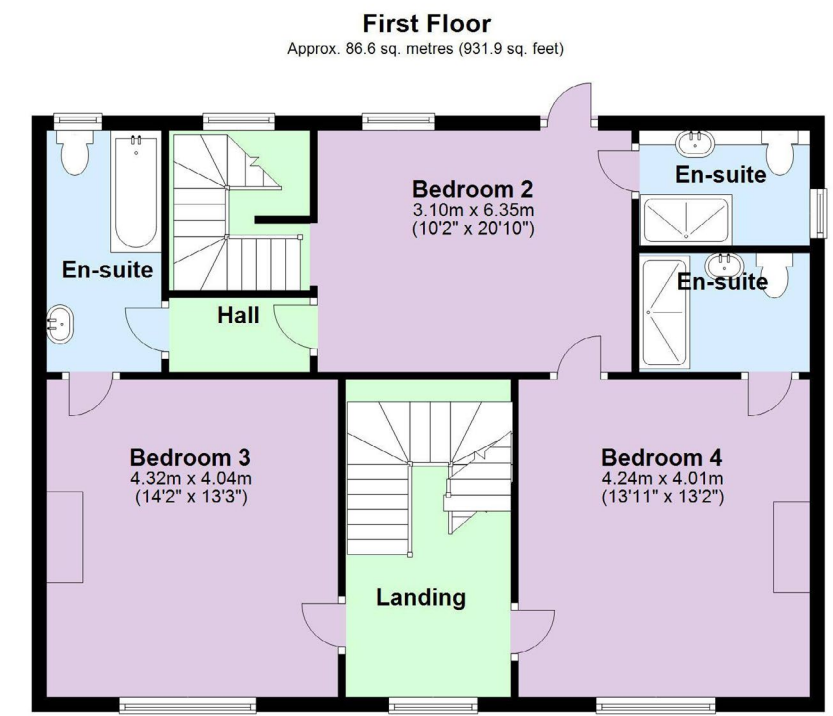
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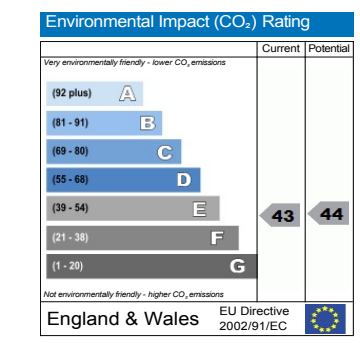
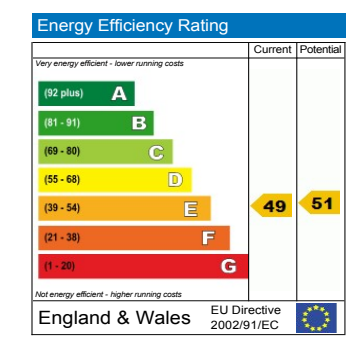
Finer Details

- Freehold
- Mains Electric, Gas & Water
- Council Tax Band F
- Local Authority- South Hams District Council

3 Floors of Luxury



EPC



Total area: approx. 213.1 sq. metres (2293.7 sq. feet)



Address

1 Vicarage Hill, Dartmouth, TQ6 9EW



COASTAL COLLECTION

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