



1 Thurlestone Court





# 1 Thurlestone Court

Victoria Road, Dartmouth, Devon TQ6 9HF

Kingsbridge 14 miles Exeter 42 miles Totnes 12 miles

An elegant & contemporary 3 double bedroom 2 bathroom ground floor apartment with outside space, parking and open views over the town and countryside beyond.

- Spectacular Ground Floor Apartment
- 3 Double Bedrooms
- 23 ft x 18 ft Sitting Room
- Original Period Features
- Stunning Views
- Parking

Guide Price £575,000

## SITUATION

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

Dartmouth appeals due to the variety of recreational activities available along its embankment. the dynamic range of independent shops, galleries and eateries which all combine to offer a lovely quality of life.

## DESCRIPTION

Formerly a private boys school, Thurlestone Court was intelligently converted into just 5 exclusive properties with Number 1 located on the ground floor with sun terrace. Straight from the glossy pages of an interiors magazine, the property offers spacious contemporary living whilst retaining beautiful period features throughout with exposed oak flooring and high ceilings.





## ACCOMMODATION

Number 1 Thurlestone Court is approached across a lovely courtyard into a wide entrance hall with an open plan kitchen diner to the right. This room is fabulous. A large Cornish stone island occupies the centre of the room with a clean white kitchen fitted with integral appliances including a brushed stainless steel 6-ring gas hob, double convection oven, microwave and dishwasher.

Pantry. There is an adjacent laundry room and shower room with large walk-in rain shower & washbasin. Steps up to Bedroom 3 with walk-in storage cupboard. Window to side.

There is a separate WC and family bathroom with spa bath with up & over double power shower as well as a heated towel rail in the middle of the property. Travertine tiles. A couple of steps down and to the right are the 2 larger double bedrooms, full-length French doors out to the sun terrace and original wooden fitted shutters. Beautiful rooms with an open aspect out towards the green countryside and town below.

Formerly the school's assembly hall, the sitting room is a breath-taking space with high vaulted ceilings and exposed beams. A stone fireplace commands the centre of the far wall with a multi-fuel log-burner.

## OUTSIDE

No. 1 benefits from a courtyard entrance to the front of the building with a beautiful sun terrace running along the side of the property; off the living room and both Bedroom 1 & Bedroom 2. Tastefully tiled and decorated with planters and soft grasses. Gravel path to the front of Thurlestone Court and out into Thurlestone Gardens. A parking space is available (through an already agreed separate contract).

## SERVICES

All mains services are connected with gas central heating.

## TENURE

Leasehold with 135 years remaining.

## LOCAL AUTHORITY

South Hams District Council.

## DIRECTIONS

Before entering the town, turn right down into Victoria Road, follow the road round and take the next turning on your left, Mount Boone. Turn right into Thurlestone Gardens and Thurlestone Court will be found round the corner directly in front of you. Alternatively continue along Victoria Road where the parking will be found on your left just before the property and take the steps down to Number 1.







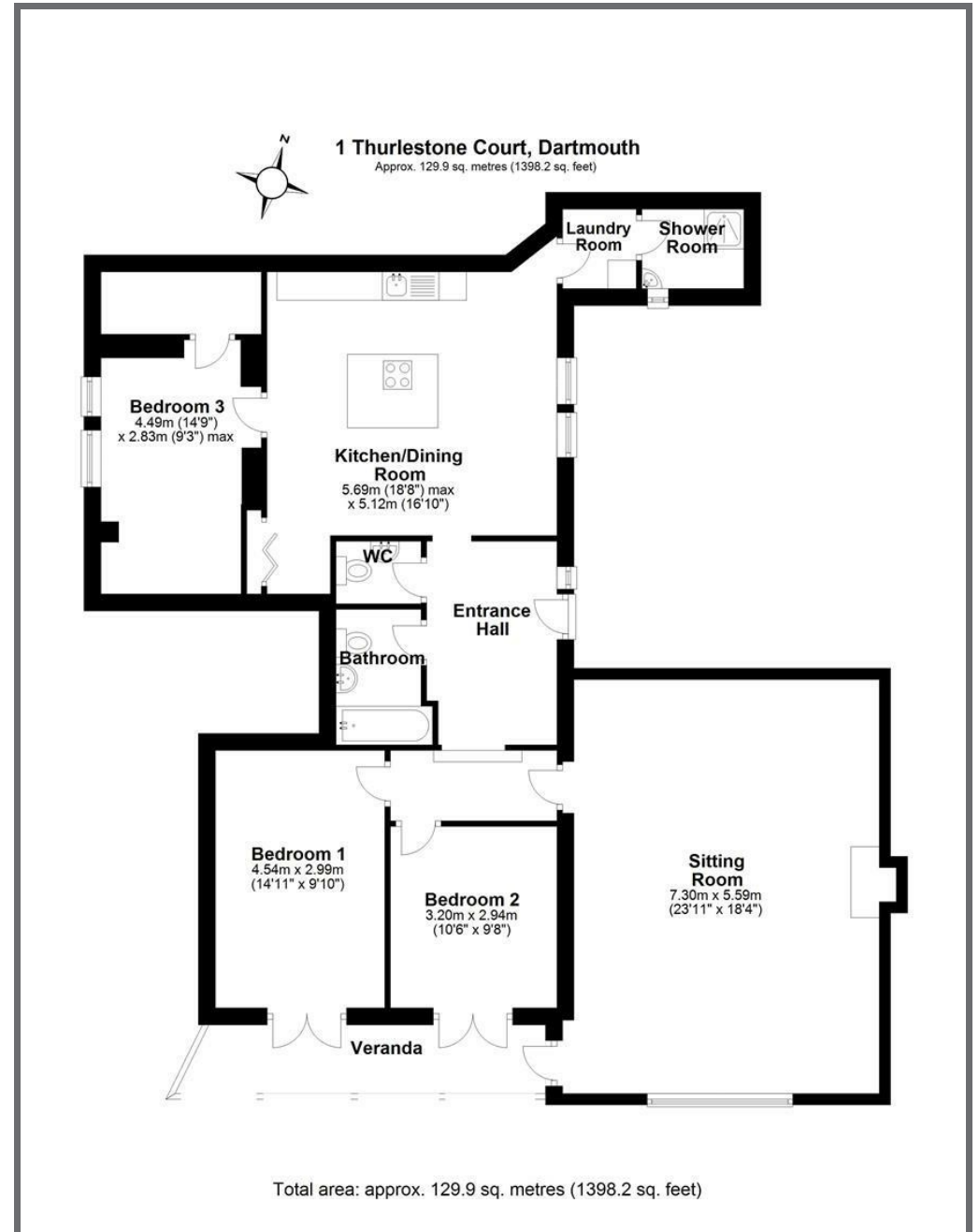
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	52	66
England & Wales		
EU Directive 2002/91/EC		

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