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White Haven

White Haven, 20 Townstal Pathfields, Dartmouth, TQ6 9HL



Totnes 13 miles Plymouth 30 miles Exeter  
40 miles

A beautifully presented and versatile family home situated in a quiet residential area with annexe, garage and ample parking.

- Substantial & versatile accommodation
- Driveway parking
- Annexe
- Beautiful family home
- 5 Bedrooms (4 ensuite)
- Garden & terrace
- Double garage
- Cul-de-sac location
- EPC D / Council tax E & A
- Freehold

Guide Price £850,000

#### SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

#### DESCRIPTION

White Haven is situated in a peaceful residential area, just a 15 minute walk from the heart of Dartmouth and banks of the River Dart. The property has been thoughtfully extended and renovated in recent years including a new roof and offers spacious and versatile accommodation throughout. On the ground floor there is a wonderful kitchen/dining room and sitting room both with wood burning stoves and a study. On the first floor there are four double bedrooms, three with ensuite facilities and a separate family shower room. The property also offers a self contained annexe (Little Haven) which lends itself to multigenerational living or the potential to generate income as it is currently utilised as a successful holiday let. Outside there is a sizeable, gated driveway with EV charge point and a double garage. The rear garden is mostly paved or laid to gravel whilst there are raised beds and a greenhouse.

#### ACCOMMODATION

The front door leads to a spacious and welcoming entrance hall with ground floor cloakroom comprising of WC and wash hand basin. The sitting room has two bay windows bathing the space in natural light whilst in the cooler months a wood burning stove provides a warming focal point. Next to the sitting room is the spacious kitchen/dining room which is the heart of the home and perfect for entertaining family and friends. The kitchen offers a range of floor and wall mounted units whilst a central island provides additional storage and a breakfast bar. The kitchen also features an integrated electric oven, microwave and hob whilst there is space for an American style fridge/freezer and dishwasher. A door leads from the kitchen through to the annexe (Little Haven) allowing the space to be used as an extension to the main accommodation if required. There is an additional large wood burning stove in the dining area whilst patio doors open to a paved terrace making this the perfect spot for alfresco dining. Completing the accommodation on the ground floor is a study with bay window overlooking the front of the property.

Stairs rise to the wonderful, first floor landing with delightful glass style turret, from which distant views out to sea and the surrounding countryside can be enjoyed. On the first there are four double bedrooms, three of which have ensuite shower rooms whilst there is an additional family shower room.

#### LITTLE HAVEN

Accessed via its own entrance from the driveway or a lockable interconnecting door from the kitchen/dining room of the main accommodation is a comfortable one bedroom, self contained annexe. The annexe provides a variety of potential uses including multi generation living or income potential as it has been used as holiday accommodation. Little Haven has a kitchen, a reception room with access to the rear garden and a double ensuite bedroom overlooking the garden.

#### OUTSIDE

To the front of the property is a large gated driveway offering ample parking for several vehicles. There is also an EV charge point. The driveway leads down the side of the house providing further parking and leading to a double garage offering plenty of storage space. The garden is mostly paved or laid to gravel and offers plenty of space to sit and enjoy the afternoon sunshine. The garden also features raised beds and a greenhouse as well as access to useful undercroft storage beneath the annexe.

#### TENURE

Freehold.

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. EV charge point on driveway. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

#### 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).

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

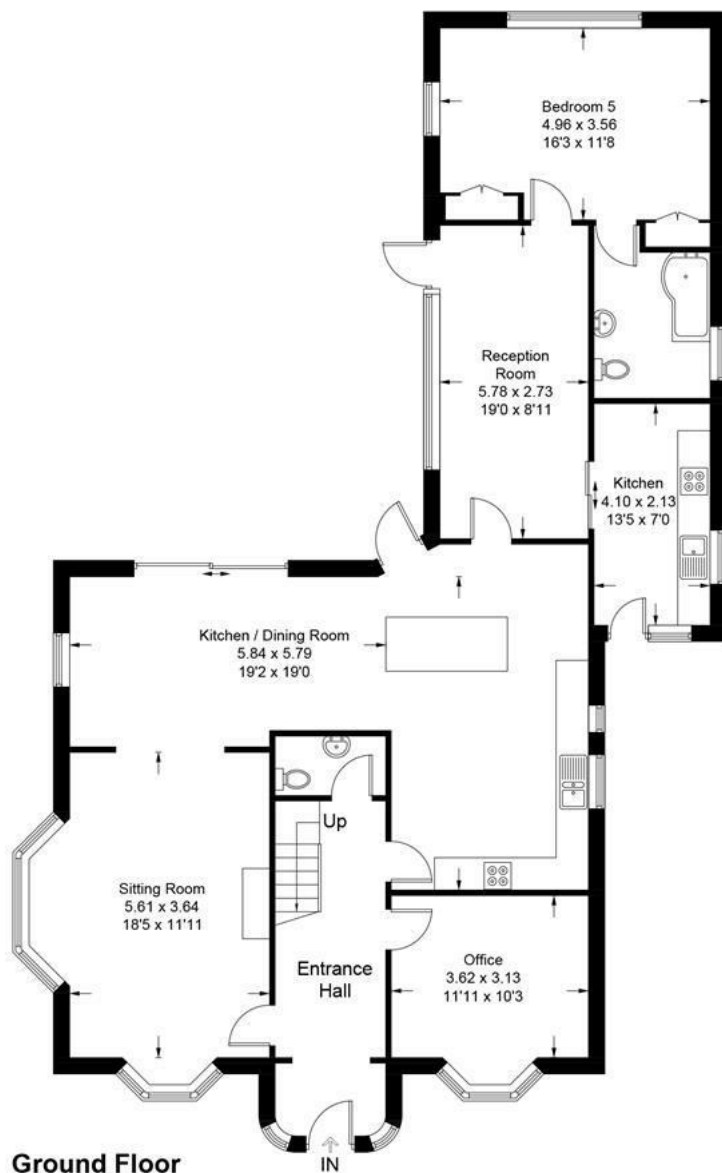
From Stags Dartmouth office start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill and turn left shortly after the zebra crossing on to Townstal Pathfields. Follow the road around to the right where you will find the property on the right hand side.



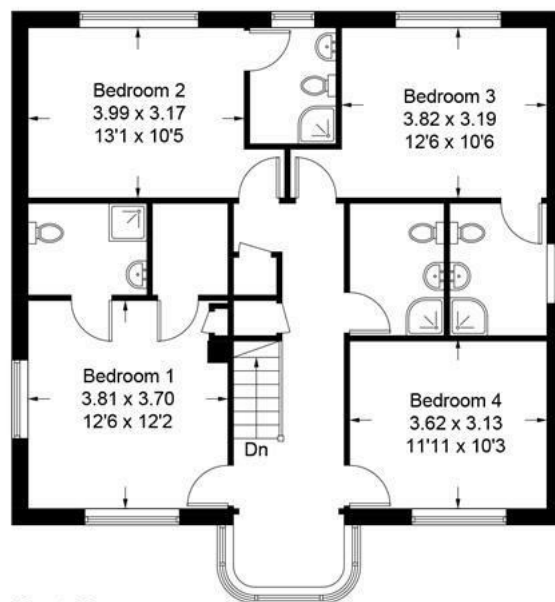




Approximate Gross Internal Area = 229.4 sq m / 2469 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158192)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A                                  |         | 81        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 67        |
| (49-54) E                                   |         |           |
| (41-48) F                                   |         |           |
| (35-40) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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