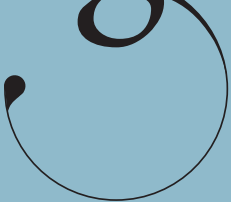


Denning's
House





Welcome to Dartmouth

Surrounded by luscious green hills, on the edge of the River Dart, Dartmouth is the perfect town for those in search of the idyllic coastal life. Nestled between traditional stone buildings, Dennings House welcomes you home.

Tucked away in a quiet spot, the bustling atmosphere of the port disappears as you reach the bright and welcoming front door. This delightful Georgian home, which retains many of its original features, includes sash windows and original timber roof beams. A desirable abode which has been transformed to a very high standard with state-of-the-art Bathrooms, Kitchen and many other contemporary fixtures and fittings, creating a wonderful home fit for the 21st century.





Cook up a storm

As you enter the house, sandstone coloured marble tiles welcome you underfoot with underfloor heating keeping you warm on those long winter nights. On your right you will find every cooking lover's dream. A modern, bespoke granite topped kitchen which provides ample counter-space to cook with the kids, or entertain family and friends. Painted solid oak cabinets blend easily with the space yet provide enough room for the built in appliances including a Neff double

stainless-steel oven with extractor over, Neff fridge, Neff stainless steel built-in microwave and washing machine. Ceiling spotlights and under-cabinet lights allow you to use the Kitchen at any time of the day - ideal for catering for that late-night drop-in from friends. Approached from the Kitchen is the cosy and private Courtyard, perfect for that morning coffee or that early evening drink.





For family dinners or a game of Scrabble - next to the kitchen lies the breakfast/dining area, which doubles as a great space for socialising and entertaining guests.

A bespoke hand-painted solid oak dresser with granite top provides extra storage and also hides away another fridge and freezer.

Tucked away is an inner hall with a handy storage cupboard and access to the ground-floor shower room.

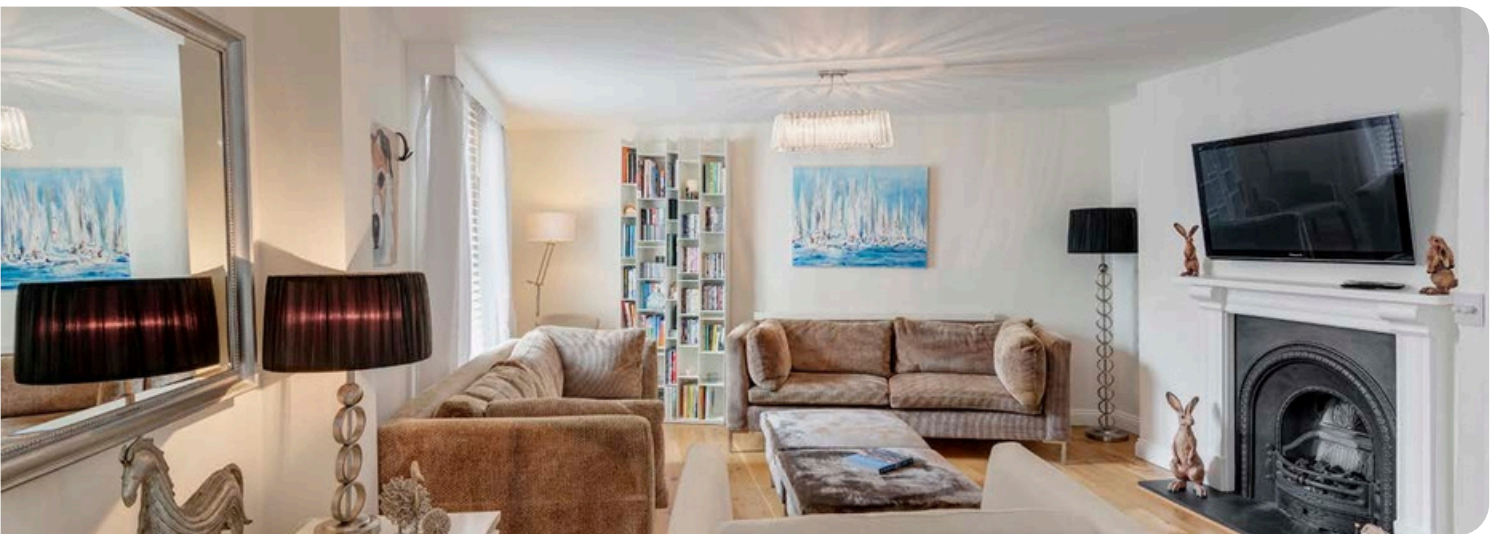


Old meets New

The first-floor Living Room offers a calming and private area to relax. The solid oak floors warm up this space and create a strong contemporary feel with a high degree of comfort. With enough space for multiple sofas, it's the ideal room to spend a lazy Sunday lounging about with your loved ones.

The handy first-floor Office provides the ideal space for all your home-working needs with a useful pull-down bed for those extra guests.







Bedrooms for all

Stairs rise to the second floor, where you'll find two double Bedrooms to cater for the kids and any overnight guests. A fully tiled Bathroom provides everything you need for a relaxing pamper, a luxurious bath or a nifty shower.

Rising further up the stairs to the top floor you'll find the guest/Principal Suite with a cosy beamed roof and En-suite Loo. Warm soothing tones and natural light make this the perfect relaxing retreat.



For the perfect location and enough space to cater for guests and families, Dennings House is the ideal place to start your new coastal life.

Coastal Life

Dennings House is a short walk from the thriving heart of Dartmouth, which has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood, and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta. On the town's doorstep, you will find the South West Coastal Path and the South Devon AONB area, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway. Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town. The nearest educational institution is the Ofsted-rated "Good" Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18 year-olds with an "Outstanding" education. Totnes offers rail links across the country, including London Paddington. The A38 Devon Expressway, accessed at Buckfastleigh, provides quick links to Exeter and the rest of the county.

Postcode: TQ6 9NG

Tenure: Freehold

Council Tax: Band D

EPC Rating: D

Local Authority: South Hams District Council

Access: Level Access

Broadband Speed: Ultrafast speed available - up to 1800mbps

Mobile Coverage: Good

Mains: Water, Electricity, Gas & Drainage,

Heating: Gas Central Heating, Gas Fire & Underfloor Heating

Parking: Parking Nearby

Transport: Totnes (15 miles) for mainline trains to London

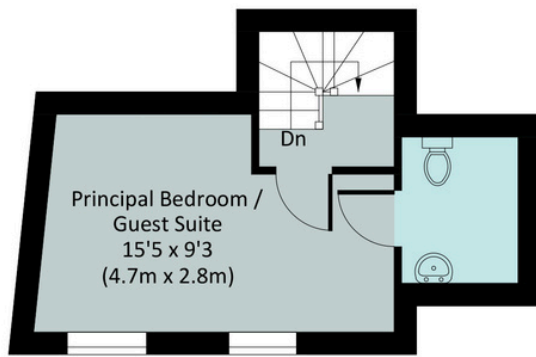
A38 Devon Expressway - 20 miles

W3W: news.cosmic.excellent

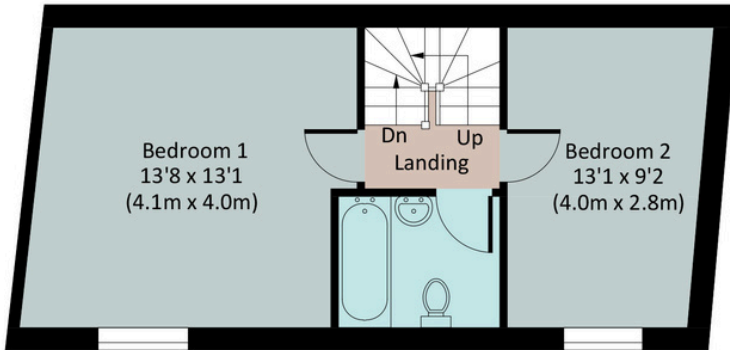


Floor Plan

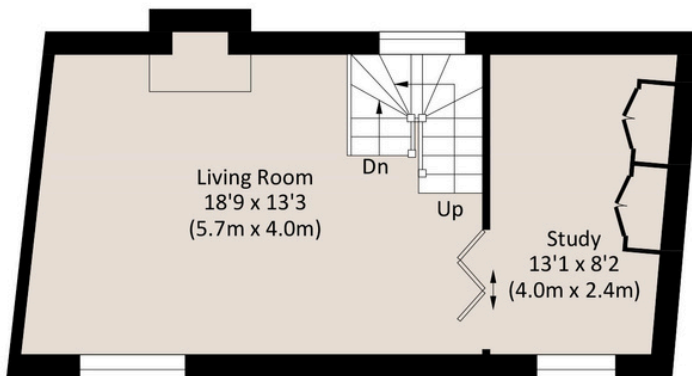
Approx. gross internal area
1366 Sq Ft. / 126.9 Sq M.



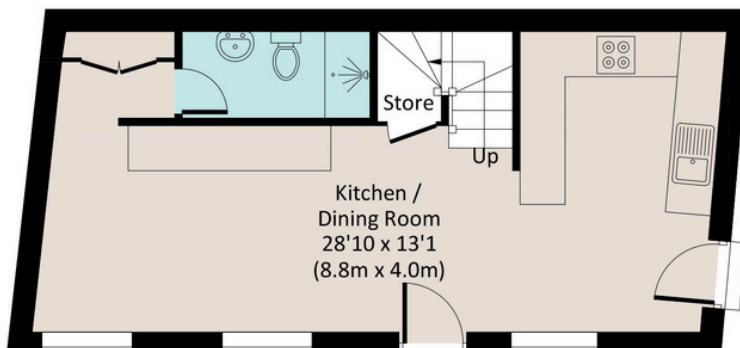
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

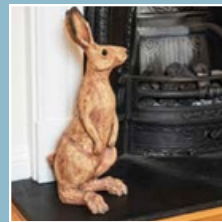


GROUND FLOOR

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Denning's House

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THE COASTAL HOUSE
ESTATE AGENTS

We would love to show you around

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