



Flag Cottage

Dartmouth



Nestled near the centre of one of England's most picturesque and quintessential riverside ports, discover Flag Cottage.

Exuding Edwardian charm, refined living awaits, fully renovated for the modern era, handsome original features harmonise with modern upgrades to create a characterful home ripe for contemporary living. It sits prominently in period splendour amidst the tucked-away characterful houses of Cistern Meadow.

Approaching the traditional front door, with ornate stained glass make your way indoors over the Carrara Marble tiled open Porch with original Edwardian wooden detailing into the Entrance Hall.

Original stripped wood flooring underfoot and a large fitted full-height mirror draw your eye to the Edwardian-painted staircase ahead.





Outside, the south-facing sunny Gardens feature a large raised Deck to the front finished in 'Burnt Cedar' Millboard Decking, established planting & historic flagpole.

Approached from the Dining Area is a part-covered Courtyard with a seating area dressed with wall-hung slate and copper guttering. Steps from here lead up to the rear Garden with two Terraces, one with a bespoke built-in storage Shed ideal for summer soirees and barbecues. The upper Terrace also provides rear access to Victoria Road.





There is more to this sensational home, head into the Kitchen/Dining Area. Open to the Sitting Room but tucked away is this Neptune bespoke fitted Kitchen finished in muted Farrow & Ball colours and topped with thick Italian Arabasceto marble, a full range of built-in appliances and brass sink with Brass Perrin & Rowe Taps complete this space.



Turn around and sneak a peek at the oh-so-stylish Butlers Pantry again fitted with Neptune units and marble worktop with bespoke marble shelves and Devol Brass wall brackets.

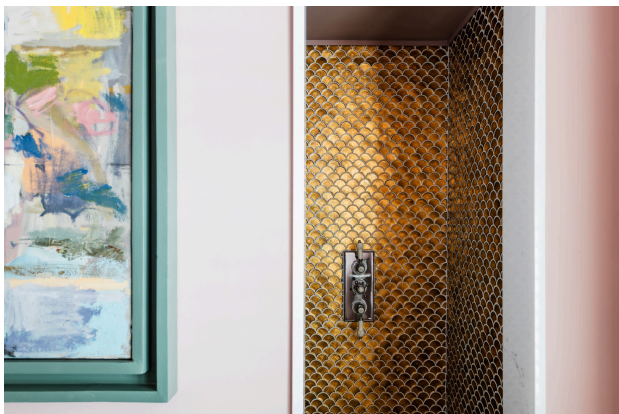
An ever so useful Shower Room with marble tiled floor, Burlington shower with black Crittall style surround complete this floor.





Take the door to the left off the Hallway to arrive at the grandly proportioned Sitting Room, bathed in light, with a handsome wooden fire surround with cast iron wood burner and slate hearth. Bespoke upholstered window seats sit within the large sash bay windows overlooking the front that draw in an abundance of light, whilst deep skirtings and high ceiling with plaster rose embody the elegance of this home's period heritage.





Time to head upstairs and enter the Principal Bedroom, a sumptuous room with a south-facing sash window encased with plantation shutters.

The second Bedroom overlooks the rear garden again with a sash window and plantation shutters.

The third Bedroom has an upholstered cabin bed with a built-in wardrobe and storage cupboards, wood panelling and Plantation shutters make this an ideal guest bedroom.

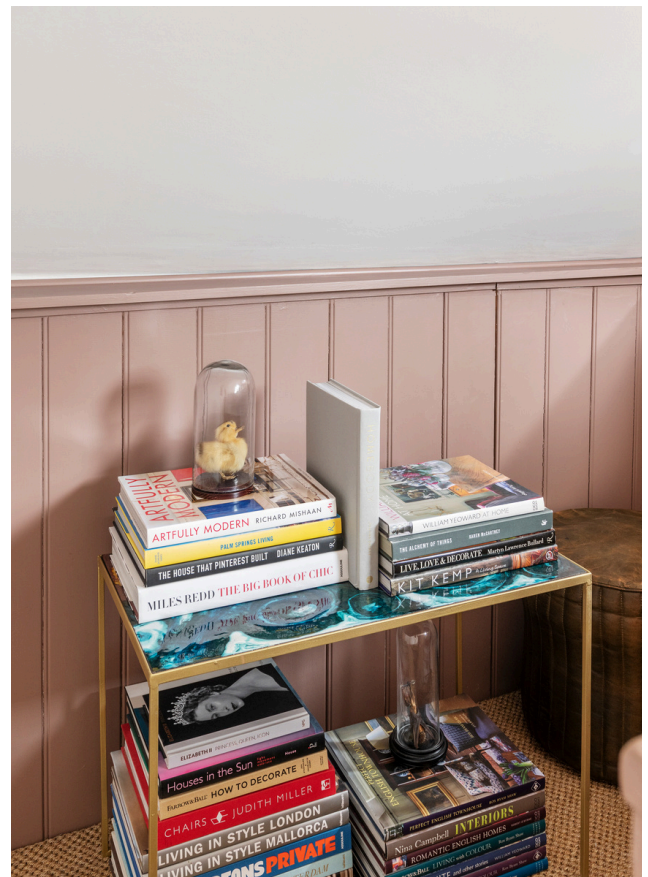
A stylish, contemporary Shower Room with Fired Earth tiling and Burlington shower and sanitaryware complete this floor.





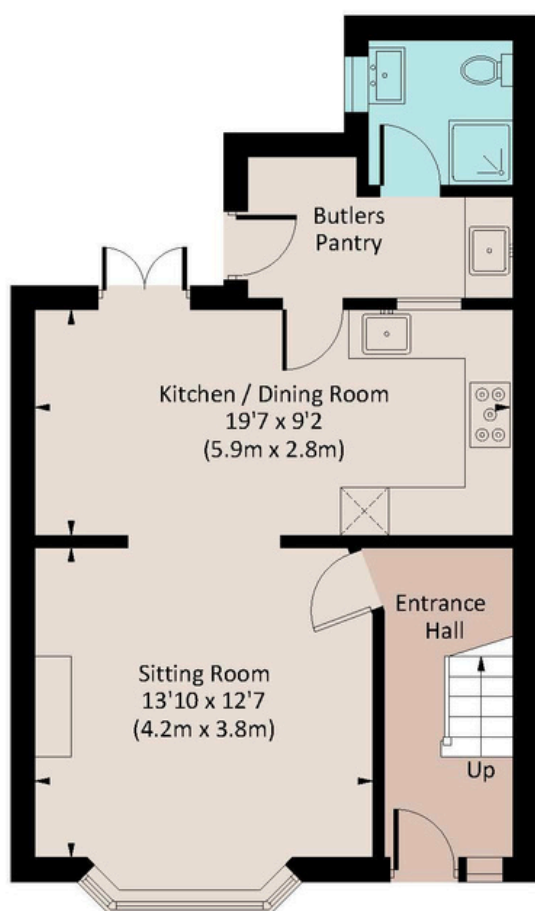
Drift upstairs now to the top floor - noting the attractive Storage Area to the right.

The delightful Bedroom with plenty of under-eaves Storage has two Velux windows providing views out over the rolling Devonshire countryside down to the River Dart.

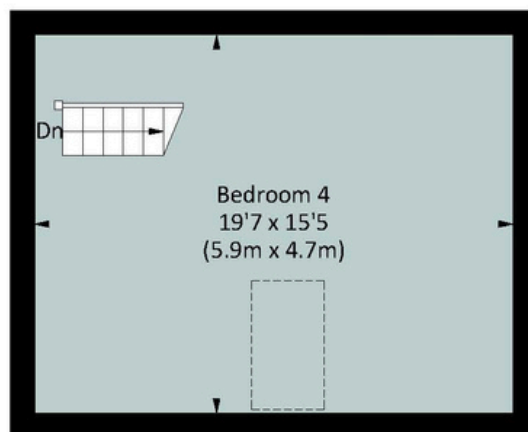


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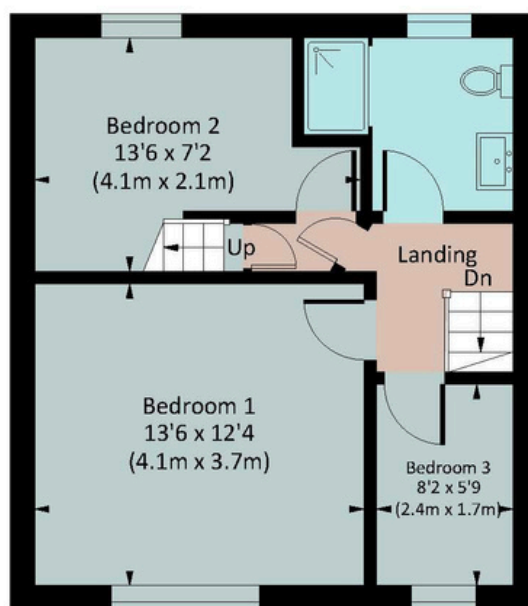
Approx. gross internal area
1268 Sq Ft. / 117.8 Sq M.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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Little Details

- Postcode: TQ6 9EL
- Tenure: Freehold
- Council Tax Band: D
- Local Authority: South Hams District Council
- EPC Rating: C
- Services: Mains Water, Drainage, Gas and Electricity
- Broadband Speed: Up to 1.6 GMbs
- Mobile Signal: Good
- Access: 36 Steps From Driveway To Front Door
- Parking: Driveway for 1 Car
- Stylish Edwardian Home
- 4 Bedrooms & 2 Bathrooms
- Extensively Modernised
- Beautiful Countryside Views
- South Facing Aspect
- Thoroughly Refurbished With High-Quality Period Features
- Transport: Totnes (14 miles) or Paignton (10 miles) For mainline trains to London. A38 Devon Expressway - 20 miles. Exeter 30 miles by car



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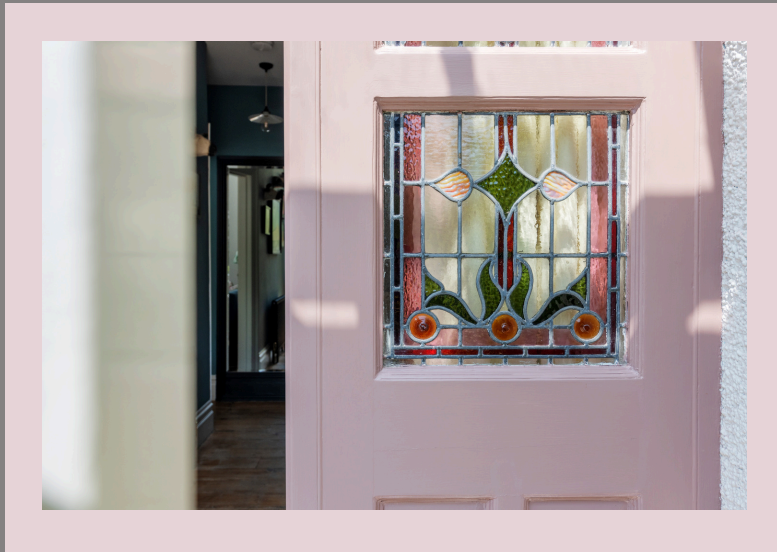
About Dartmouth



The vibrant port of Dartmouth 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.



We'd Love To Show You Around

team@thecoastalhouse.co.uk

01803 835 788

thecoastalhouse.co.uk



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