



CLARENCE STREET
DARTMOUTH

GEORGE HOUSE

Are you searching for a period home with a modern twist? This beautiful, Georgian Townhouse with four double Bedrooms has been thoughtfully refurbished to allow original features to remain a focal point and to maintain a feeling of warmth throughout.

This striking home, also has three Reception Rooms, two Kitchens and a mature, enclosed rear Garden. Whether you're looking for a growing family home or simply to downsize, this home has many features that will work in all manner of lifestyles.

A prominent front door welcomes you to the home and stands next to the two grand sash windows which tempt you over the threshold and into the light and spacious home beyond.



Once through the front door, you are greeted by an elegant Entrance Hallway, with a solid oak floor and a chic, cast-iron radiator ensures a warm homecoming and sets the inimitable style for the rest of the home. The oak flooring continues up to the downstairs Cloakroom, fitted out with a WC and hand basin.



HEART OF THE HOME





An original door to your left opens into the wonderful open-plan Kitchen Dining Room. Whether it's a frosty morning or sultry summer evening, this modern and stylish room is the ideal retreat where friends and family will naturally gather at the start and end of the day. A contemporary design with a central island unit makes this Kitchen one to enjoy.

It also offers everything you need for entertaining - with Fired Earth slate floor, bespoke central island with hand-painted cupboards and walnut worktop plus Carrera marble breakfast bar, along with two integrated ovens, fridge and Elica Cooker hood with remote control.

Whipping up a feast becomes a stress-free and sociable experience, and there's certainly enough room for another cook in the Kitchen. An integrated dishwasher also takes care of the aftermath so you can enjoy spending time with your loved ones.

When it's time to savour your culinary creations, the Dining Area, with its stunning sash window* and fireplace creates an atmosphere of serenity and sophistication. Where better to host an afternoon tea or enjoy a romantic dinner in the comfort of your own home? Historical and contemporary at once, there is plenty of scope for displaying artwork, family heirlooms or pictures to adorn the generous proportions of this room.

There is also a second Kitchen with Fired Earth slate flooring, ceramic farmhouse dual sinks, spring neck chrome tap and walnut work surfaces and handy built-in wine fridges. There is also an ever so useful Utility/Store room with plenty of space for a washing machine and dryer.

*85% of the beautiful sash windows and doors have been replaced in the last couple of years.





After a busy day or lazy afternoon, the resplendent first-floor Drawing Room has everything you need to unwind with a glass of something special or a mug of hot chocolate. Yet more sash windows let in the sunlight. Decorated using a neutral, fresh palette, it would be easy to add personal touches to instantly make this space feel like home.

Beyond the first of five Bedrooms with a cosy atmosphere and a large window overlooking the Garden, we find a stylish Study with access through French doors into the Garden.





Time to head outside, leading off the Kitchen through the bi-fold doors there is a private slate paved Courtyard with stone steps rising to the remainder of the Garden. At first-floor level, there is direct access to the large decked Terrace with space for a dining table and chairs.

Steps rise from this Terrace to a further decked Terrace, Lawn and shrub borders. The garden is fully enclosed, making it a safe place for children or pets to roam free. There's scope for both the keen gardener and those who prefer just to enjoy the outdoors. An impromptu summer party or BBQ is easy to host thanks to the paved Patio and seating areas.







A spacious, light Landing provides warmth and ease of access to two of the Bedrooms and your Family Bathroom. The Principal Suite benefits from lots of light through the front sash windows with an elegant and luxurious Ensuite.

A further double Bedroom is located at the back of the house again with its own Ensuite Shower Room and views over the rear Garden. The renovated chic Family Bathroom serves the top floor Bedrooms. If you feel the need, why not escape to enjoy bubbles in the freestanding bath tub or make use of the shower?

Head upstairs to the third floor with Bedroom three, a double Bedroom with panoramic views over Dartmouth and the River Dart. Bedroom four, another double overlooks the delightful Gardens.



LITTLE DETAILS

Postcode: TQ6 9NW
EPC: Grade II Listed
Council Tax: E
Local Authority: South Hams District Council
Tenure: Freehold
Location: Conservation Area
Utilities: Mains Water, Drainage, Electricity & Gas
Central Heating: Gas
Broadband Speed: 150Mbps
Phone Signal: Good
Access: Front Door Level With Street
Transport: Paignton Railway Station (8 mile) or Totnes (14 Miles) for mainline trains to London. A38 Devon Expressway - 20 miles. Exeter 35 miles by car
85% of windows and doors recently replaced

 pads.pure.pianists

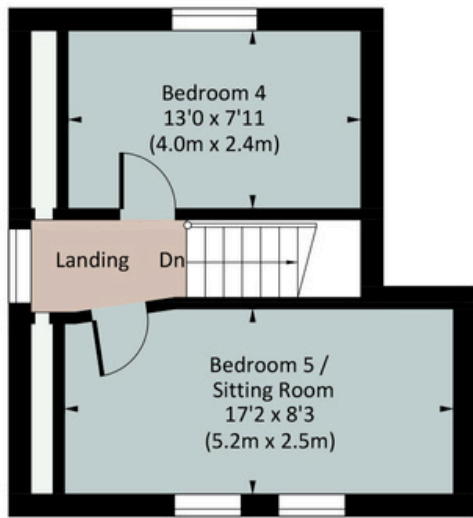


ABOUT DARTMOUTH...

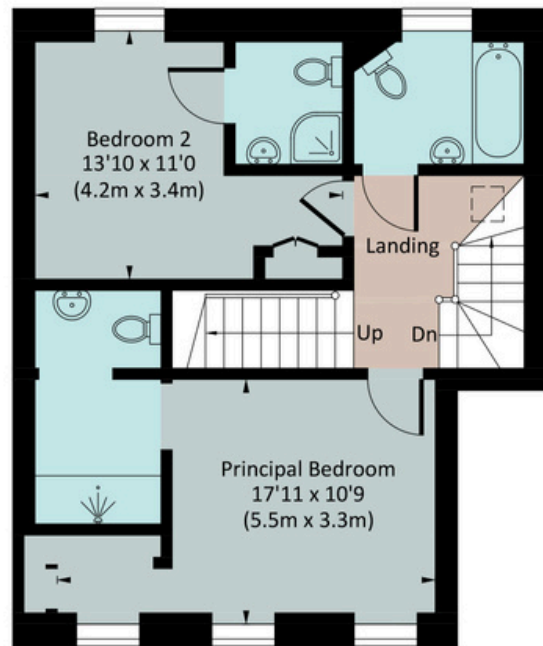


George House is right in the thriving heart of Dartmouth, which has fantastic amenities that will keep the family content year-round on its doorstep. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood and of course, the Dart itself, you'll never be short of things 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, 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.

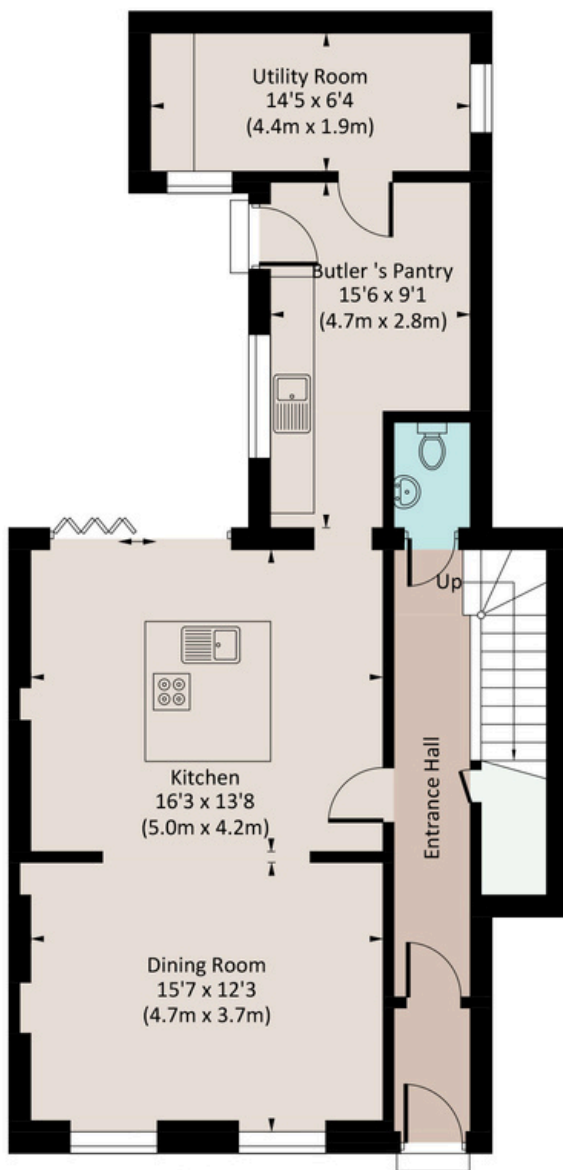
Totnes Offers rail links across the country, including London Paddington. The A38 Devon Expressway, accessed at Buckfastleigh, provides quick links to Exeter and the rest of the county.



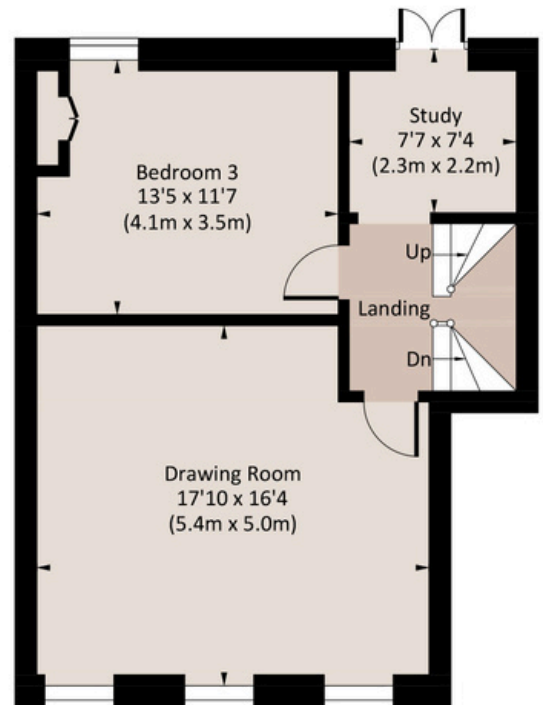
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008.

These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Coastal House Ltd Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG Registered in England & Wales: No 9447216



CLARENCE STREET
DARTMOUTH

We'd love to show you around

Contact:

team@thecoastalhouse.co.uk

01803 835 788

thecoastalhouse.co.uk



COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES