



CHARITY HOUSE



CHARITY HOUSE
1822

INTRODUCING CHARITY HOUSE

In the very centre of Dartmouth, opposite St Saviour's Church and moments from the river, Charity House has watched the life of the town unfold for more than four centuries. Built in the early 17th century and Grade II listed, it is understood to have begun life as a Merchant's House. Today, it remains every inch a building of character and presence, but one that has been thoughtfully updated for modern coastal living.

Over recent years, the house has been carefully reimagined by its current owners. Rather than dilute its history, they have chosen to work with it. The result is a home that feels spirited, contemporary and deeply individual. Charity House carries the easy assurance that comes with age. Its gentle quirks, softened lines and centuries of character give it a richness and individuality that newer houses rarely possess.

Rather than feeling formal or overly restored, it has warmth, wit and a quietly confident sense of identity.

LAIID-BACK LIVING





CULINARY THEATRE

The home unfolds across generous and surprisingly versatile spaces. At entrance level, the Living Room is open, sociable and filled with natural light. It is arranged for the easy rhythm of everyday life, flowing through to a beautifully considered Kitchen where bespoke contemporary cabinetry and carefully chosen fittings bring a crisp architectural quality to the historic surroundings. This is a Kitchen designed as much for conversation as for cooking.

Beyond, the Dining Room extends the Living Space and opens onto the enclosed Courtyard Garden via a full wall of bi-folding doors. Sheltered and private, it offers an inviting outdoor room at the centre of the house, equally suited to a quiet morning coffee or long summer evenings with friends.



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AFTER HOURS



Downstairs, a more intimate atmosphere awaits. The Bar and Snug is one of the home's most memorable spaces. Cleverly conceived and full of character, it has the easy informality of somewhere people naturally gather. It works beautifully as an additional Reception Room, a place for late evening drinks, or an occasional Guest Room. A separate WC and a substantial Store Room provide practical everyday convenience, with ample space for bicycles, paddle boards and the essentials of life by the water.

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The Bedroom accommodation unfolds across the upper floors, where the scale of the home becomes especially apparent. Charity House offers four generous double Bedrooms, each with its own En-Suite. The arrangement lends a natural sense of privacy, with each room feeling calm, self-contained and comfortably removed from the rhythm of the living spaces below.

Bedroom 2 is a well proportioned Bedroom with a large window framing St Saviour's Church. The outlook gives the room a wonderful sense of connection to Dartmouth's historic centre, while the decadent Shower Room introduces a more contemporary note, carefully balanced against the building's period character.

Bedroom 1 is particularly inviting. Generous in proportion and filled with character, it has the atmosphere of a private retreat within the house. Alongside the En-suite Bathroom, an adjoining space with fireplace creates an additional layer of versatility. It works beautifully as a quiet Sitting Area, a Dressing Room or a dedicated Workspace, offering a little separation without losing the intimacy of the room.





On the upper floor, two further Bedrooms provide equally appealing sanctuaries. Each has its own distinct character, with modern En-Suite facilities and striking internal stained glass windows that bring colour, texture and a quietly playful detail to the upper level.

Bedroom 3 to the front, enjoys particularly lovely views across the picturesque church opposite and beyond to the surrounding countryside, a perspective that gently reminds you how closely town and landscape sit together here.

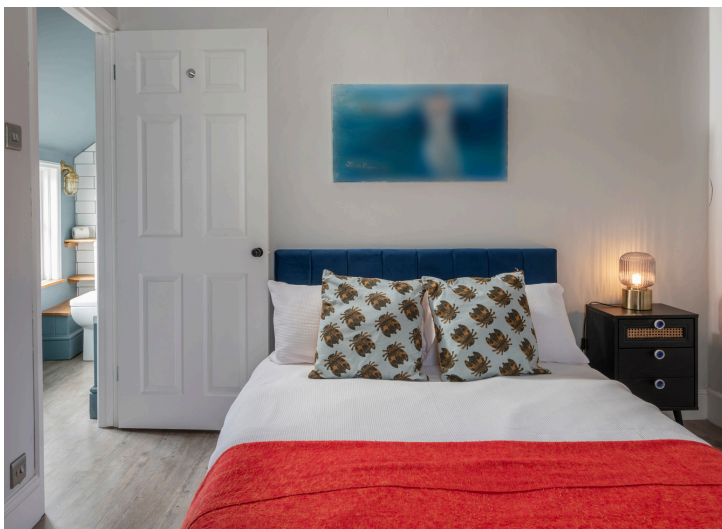


At the top rear of the home, the fourth Bedroom enjoys a lovely sense of privacy, full of quiet charm and with a large 16-pane sash window framing elevated views across the town behind.



Charity House is a house shaped by centuries, yet entirely at ease with the pleasures of contemporary living in the heart of one of Devon's most sought-after coastal towns.

RESTFUL RETREATS



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