



HARBOUR COTTAGE

Tucked quietly within one of Dartmouth's older streets, Harbour Cottage is a confident example of contemporary living, thoughtfully composed within a historic setting. This is a home that understands its surroundings yet answers them with a clear, modern voice. Just moments from the embankment and the gentle activity of the waterfront, it offers both immediacy and retreat, a rare balance in a town where space and Parking are often at a premium.

Arrival is both practical and reassuring. The presence of a generously proportioned garage, complete with electric door, immediately distinguishes the home. In a location where Parking is limited, this is a quiet luxury that transforms daily life. The ground floor continues in this pragmatic vein, with a welcoming Hallway, discreet understair Storage and a well-appointed Shower Room. Beyond, the integrated Utility Room within the Garage adds a further layer of functionality, ensuring that the home works as beautifully as it looks.



The first floor opens into a striking living environment where the tone shifts from practical to expressive. A large south-facing oriel window draws in an abundance of natural light, illuminating the open-plan Living Space and offering glimpses of the River. There is a natural sense of openness here, balanced by a more intimate seating nook within the window, inviting a moment to pause and take in the changing light over the water.

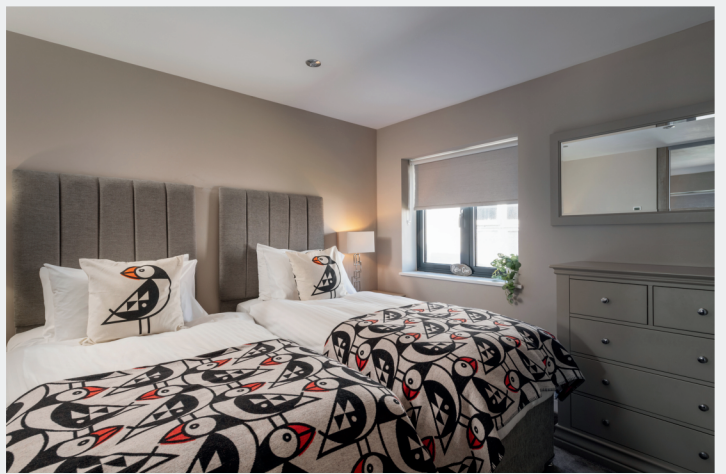




Open-Plan Living

The Kitchen is both generous and considered, with two windows enhancing its brightness. A carefully positioned internal window introduces depth and connection, while a tucked-away Workspace provides a discreet area for focus without interrupting the flow of the room.





Ascending the sculptural black staircase, the home unfolds across two further levels. Two double Bedrooms on the first upper floor are each served by their own En-Suite, with built-in wardrobes that speak to a careful understanding of modern living. The top floor is highlighted by a sleek frameless skylight drawing in natural light throughout the day. Here we find a further double Bedroom, accompanied by a refined Shower room. From here, views extend over the rooftops towards Jawbones Hill, grounding the home firmly within its coastal landscape.



Harbour Cottage is unmistakably modern, with all the advantages that brings, from contemporary wiring and plumbing to the comfort of En-Suite living and private Parking. Yet it remains intrinsically connected to the fabric of the town, allowing its owners to step easily into the rhythm of Dartmouth life. Independent shops, well-regarded restaurants and the waterfront are all within easy reach, shaping a lifestyle that is both convenient and richly rewarding.

This is a home for those who value clarity of design, quality of finish and the ease of modern construction within an established setting. Harbour Cottage offers the rare opportunity to enjoy a contemporary home in one of Devon's most characterful coastal towns, without compromise.

The Little Details

Postcode: TQ6 9AL

Location: Conservation Area

Tenure: Freehold

Council Tax: Band F

EPC Rating: D

Local Authority: South Hams District Council

Access: One Step From Street Level

Broadband Speed: Superfast Available:
Up to average 80 mbps

Mobile Coverage: Dependent on Supplier

Mains: Mains Water, Electricity, Gas & Drainage

Heating: Gas Central Heating

Parking: Integrated Garage With Electric Door

Transport: Totnes (15 miles) for mainline trains to London
A38 Devon Expressway - 20 miles
W3W: *thatched.bedrooms.this*

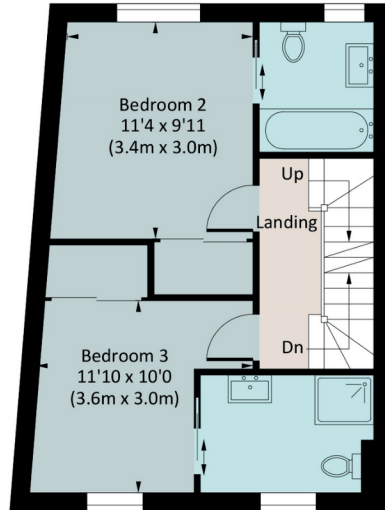
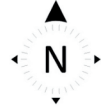


The vibrant port of Dartmouth offers plenty to enjoy year-round, from Tudor buildings and arty side streets to excellent pubs, restaurants and fresh seafood, all set around the beautiful River Dart. Sailing enthusiasts will appreciate the town's excellent facilities and the renowned Royal Regatta. On the doorstep are the South West Coast Path and the South Devon AONB, offering superb walks and far-reaching coastal views. Boats across the water to Kingswear and the much-loved steam railway make it easy to explore further afield. Beach lovers will enjoy the pretty coves and the dog- and family-friendly coastline, while the wild beauty of Dartmoor is also within easy reach.

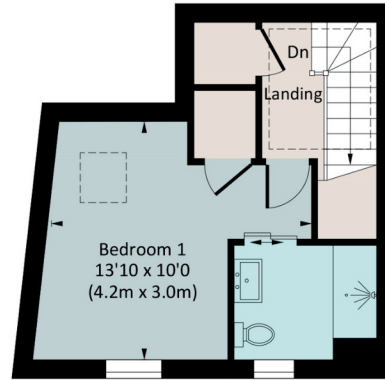


HARBOUR COTTAGE, 8 OXFORD STREET

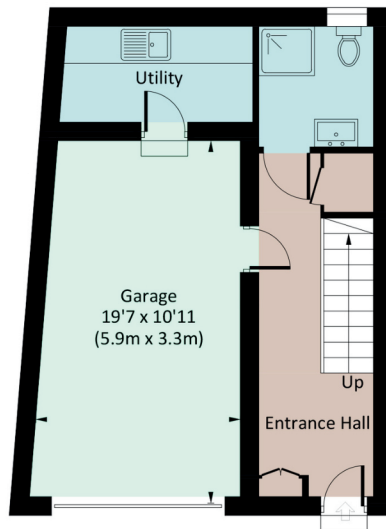
Approx. gross internal area
1407.6 Sq Ft. / 13.8 Sq M.



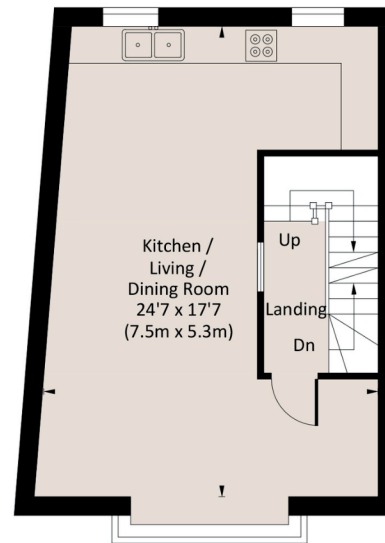
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

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