



12, Churchfields, Dartmouth, Devon, TQ6 9HH



Totnes 13 miles Plymouth 30 miles Exeter
40 miles

An elevated two-bedroom home in peaceful Churchfields with stunning panoramic views, beautiful enclosed gardens, and convenient parking.

- Sought-after area
- Parking & garage
- River & countryside views
- 2 double bedrooms
- South facing
- Pretty gardens
- Freehold
- EPC B / Council Tax E

Guide Price £499,000



SITUATION

Nestled where the river Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

DESCRIPTION

Nestled in the tranquil Churchfields, this beautifully positioned home combines peaceful residential living with the convenience of easy town centre and River Dart access. Perched on elevated grounds, the property commands breath-taking panoramic views across rolling countryside and the meandering River Dart below. Step through the welcoming entrance porch into a bright hallway that flows seamlessly into the heart of the home. The spacious sitting room is flooded with natural light from its large picture window, while a door opens onto a terrace where you can truly appreciate the spectacular vistas. During winter evenings, gather around the elegant stone fireplace with its cosy gas fire feature. The adjoining dining room shares these same magnificent views, creating an open yet defined entertaining space that's perfect for both intimate dinners and larger gatherings. The well-appointed kitchen comes fully equipped with integrated appliances including electric oven, microwave, and hob, plus designated spaces for your dishwasher, washing machine, and fridge-freezer. A convenient door leads directly to a unique study featuring impressive vaulted ceiling - ideal for working from home or as a quiet reading retreat.

Two generously proportioned bedrooms both overlook the garden and feature practical built-in wardrobes for ample storage. The main bathroom offers both bath and separate shower facilities, complete with WC, basin, and heated towel rail. An additional ground-floor cloakroom with WC and basin adds extra convenience for daily living and entertaining.

OUTSIDE

The property features a block-paved driveway providing convenient parking for at least two vehicles, plus a single garage for additional storage. Steps on either side of the home lead to beautifully maintained, enclosed gardens that offer both privacy and charm. The rear garden is a particular highlight, featuring a well-maintained lawn surrounded by mature shrubs that provide natural colour and screening throughout the seasons. Multiple outdoor entertaining options include both a decked terrace and a private paved terrace area. For the gardening enthusiast, there's a practical greenhouse and dedicated vegetable growing area,

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn left into Church Road. Continue to the top of the hill and then turn left onto Churchfields. Follow the road and you will find the property on the right before the road turns to the left.



Approximate Gross Internal Area = 107 sq m / 1152 sq ft

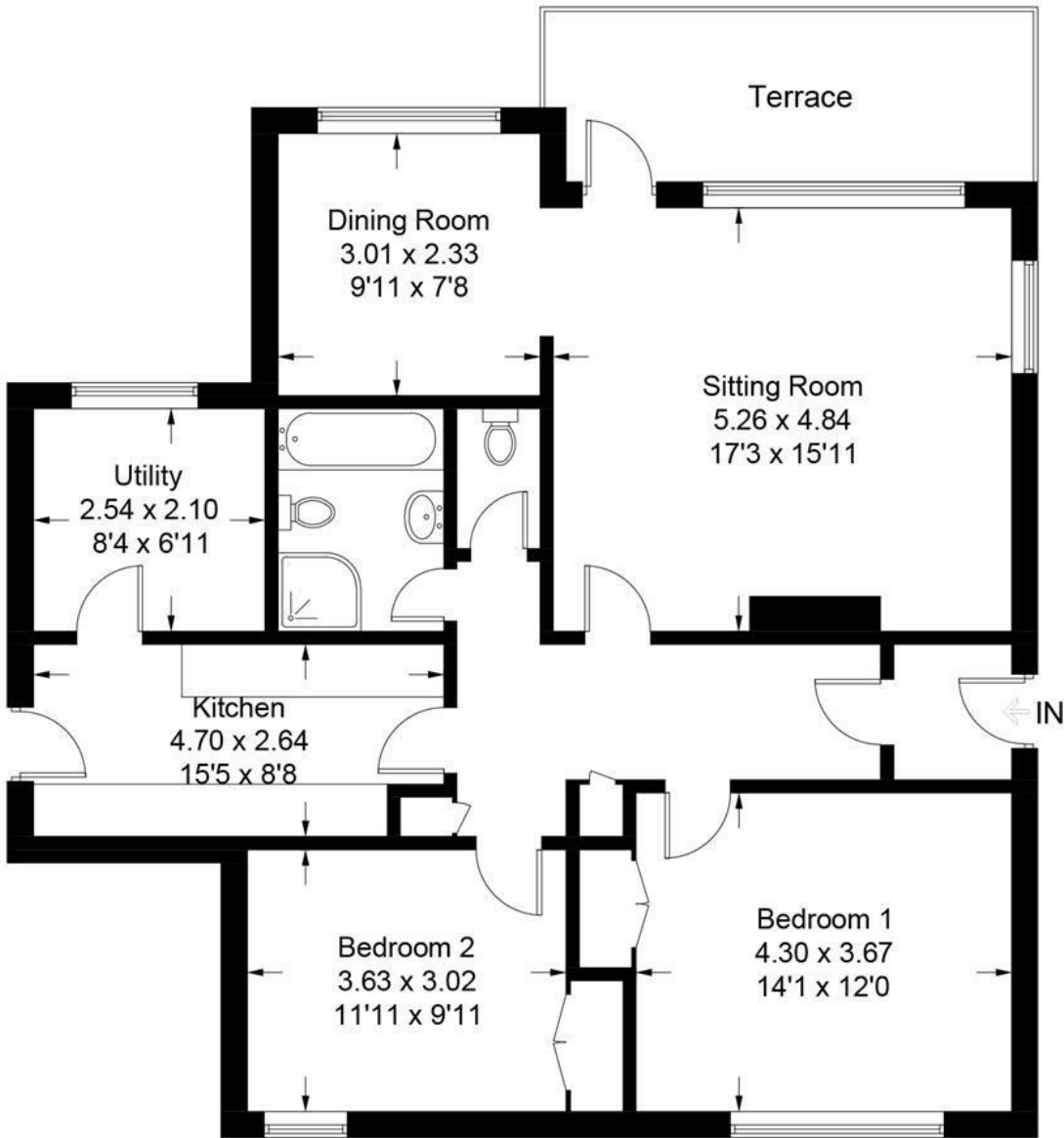


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224758)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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