



Gothic Cottage



**STAGS**



# Gothic Cottage

Weeke Hill, Dartmouth, Devon, TQ6 0JT

Kingsbridge 14 miles, Totnes 14 miles, Exeter 43 miles

A charming Grade II listed, Gothic style detached cottage, circa 1845, set in approximately a quarter of an acre of pretty hillside gardens.

- Plenty of potential
- Separate garage plot
- Picturesque location
- Freehold
- Quarter of an acre
- Spacious reception rooms
- Original character features
- Council Tax Band E

## Guide Price £450,000

### situation

Dartmouth is not your average sleepy coastal town, it buzzes with culture, art, gastronomic offerings and a lively boating community. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history with unique architecture.

Dartmouth appeals due to the variety of recreational activities available along its embankment. The dynamic range of independent shops, galleries and eateries all combine to offer a lovely quality of life.

### Description

A charming Grade II listed, Gothic style detached cottage, believed to date from circa 1845, set in approximately a quarter of an acre of pretty hillside gardens and orchard. Gothic Cottage is only a mile from the town yet has a picturesque rural outlook and the tranquil sounds of the nearby stream. There is a separate detached garage and additional parking situated just a short distance from the cottage. This most interesting cottage has a wealth of character features including original beams and oriel windows and would benefit from some improvements.





## Accommodation

Old stone walls and steps lead up to the entrance porch with tiled floor where further double doors lead through to the spacious characterful living room which is open plan to a substantial dining room, each with bright, oriel bay windows overlooking the fields opposite. Doors off lead to a useful study or third bedroom, a spacious downstairs cloakroom and a large walk in storage cupboard. The country style kitchen has wooden panelling, tiled work surfaces and a recess area for utilities. A rear door leads to a small walled courtyard. Upstairs are two double bedrooms with lovely views and a family bathroom.

## Outside

A total of approximately 0.25 acres. To the front a low walled garden hosts flowers, shrubs and an ornamental pond. To the rear is a large hillside garden and leading to an orchard, with picturesque views and a sunny aspect.

Large detached single garage approximately 60m from the cottage, with additional parking for two further vehicles on hardstanding, potential attic / storage room subject to regulations. The garage is double aspect with two sets of double-glazed frosted windows, up and over door, wide access hatch to boarded loft with external door / opening to the front.

## Services

Mains water and Electricity. Private Drainage.

## Tenure

Freehold

## Viewing

Strictly by appointment only through sole selling agents Stags Dartmouth 01803 835336

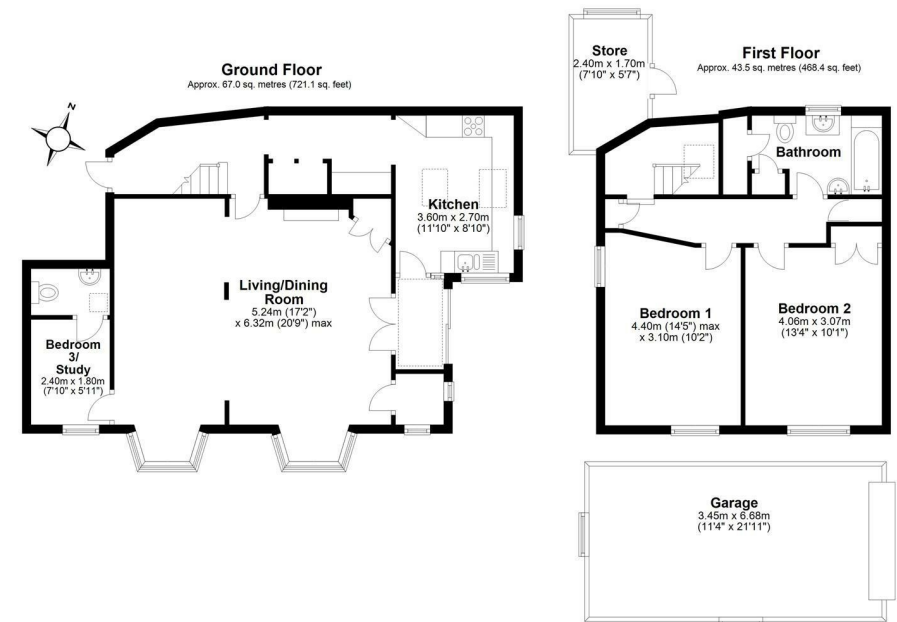
## Directions

From the centre of Dartmouth turn into Newcomen Road and follow it all the way along through to Southtown and on to Warfleet Road. Continue straight on as the road goes past the Pottery on your left and Gothic Cottage will be found half a mile up Weeke Hill on your right. The garage and parking bay are situated approximately 60 metres before the house entrance.





These particulars are a guide only and should not be relied upon for any purpose.



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