

# INIGO



## *South Town*

**DARTMOUTH, DEVON**

**£1,249,500 FREEHOLD**

This glorious Grade II-listed Georgian house occupies an elevated position overlooking the romantic River Dart estuary. Sensitively restored in recent years, the house has a wealth of preserved period details including wide canted bays on the upper floors that face out towards the sea. The main accommodation extends to 2,200 sq ft over three floors and with four bedrooms; there is also a self-contained, one-bedroom annexe at the top of the tiered rear garden. The town centre is within easy walking distance, while beautiful beaches, Dartmoor National Park and the popular towns of Brixham and Salcombe all lie within easy reach.

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### *Setting The Scene*

Dartmouth is an ancient borough with a history that stretches back to the prehistoric ages. Its location on the western bank of the Dart estuary naturally elevated its importance as a port over the centuries. Throughout its rich maritime history, the port has supplied and/or launched ships to join the Crusades, fight the Spanish Armada, and in preparation for the D-Day landings. It was also once the sole port for the export of tin and in 1620, the Mayflower and the Speedwell left from Bayard's Cove taking pilgrims to America.

Today, Dartmouth is a vibrant and thriving destination, and South Town occupies a prominent position in this historic and scenic town, a short walk from its centre and the water. Built around the cusp of the 19th century, the house's Georgian integrity has been sensitively upheld. It was built using local stone rubble and now presents a playful powder-blue frontage to the street, with a contrastingly dark slate roof above and a grey-washed, five-panelled timber front door.

### *The Grand Tour*

Entry is to an internal porch that gives way to a central hallway; here, golden-hued floorboards begin, traversing across the ground floor. On the right, a kitchen/breakfast room extends the full depth of the house's footprint. There is space for eating or gathering at the front, in the light that pours in from expansive sash windows.

Oak kitchen units with quartz tops add storage and preparation space, added to by a convenient central island. Rustic floor-to-ceiling timber cupboards fill the recess adjacent to the chimney breast, now home to a wood-burning stove that affirms this room as the cosy heart of the plan.

On the other side of the hallway is a versatile reception room with full-height timber panelling – a textured counterpoint to the otherwise gentle, muted palette. A window seat rests beneath a shuttered sash window that casts light across the space. A contemporary wood burner within a cream surround provides warmth in the cooler months.

At the rear, a spacious lobby at the base of the stairs leads out to a courtyard from which the utility room can be accessed.

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Ascending from the lobby, an impressive staircase with painted balustrades and natural handrails is flanked by a dado rail as it winds its way up the floors. There is another sitting room upstairs, where an exquisitely detailed bay with window seat captures panoramic views. Here, a cast-iron fireplace framed by a painted timber surround provides a secondary focal point and rustic clay hexagonal tiles line the floor – an unexpected but inspired choice of covering.

The first of three spacious double bedrooms lies adjacent, with the remaining two on the second floor. All retain fine period details including bay windows, cast-iron fireplaces and convenient alcove storage. A smaller bedroom at the rear of the first floor would also make an ideal home office or library, its walls fitted with bespoke storage by Dartmouth Cabinet Makers.

There are two bathrooms on the first and second floors respectively. Both are simple yet classic in design with traditional-style fittings.

At the top of the garden is a self-contained annexe, affectionately known as ‘The Donkey House’ – a nod to the rubble-walled building’s former use. It has an open-plan kitchen/living arrangement, a shower room and a good-sized bedroom on the mezzanine, making it an ideal spot for visiting guests or for comfortable holiday lets.

### *The Great Outdoors*

There is a courtyard immediately to the rear of the house, with space for sitting out. From here, stone steps ascend to an inclined garden, where a mixture of rubble and sleeper retaining walls hold in place a series of level tiers of a variety of surfaces including paving, grass and mulch. The views are arresting, looking back towards the handsome house and to the breathtaking landscape beyond.

Raised beds provide a blank canvas for horticultural pursuits, while at the top of the garden, a steel staircase winds up to a greenhouse. There is also access to a lane that runs along the rear.

12 minutes from the house is a separate garage, which also provides a private parking space.



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### *Out and About*

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre with a world-famous regatta. Steeped in history and known for its naval college, the town is characterised by its narrow streets and cobbled lanes. It has a good selection of independent shops, galleries, pubs, cafés and several well-regarded restaurants. Dartmouth lies within the South Devon National Landscape and within easy reach of the stunning beaches along the coastline and Dartmoor. Brixham and Salcombe are also easily accessible.

Totnes is around 30 minutes' drive away and is well renowned for its independent dining culture, notably The Hairy Barista, Gather and Circa. There is also a Friday market that sells local produce, vintage clothing and antiques. Nearby Dartington Trust is set within a beautiful 1,200-acre campus and presents a series of arts and cultural events throughout the year.

Local primary and secondary schools lie on the fringes of the town. Independent options can be found in Totnes, including a Steiner school.

For commuting and access to the South Hams, Exeter has an international airport and Plymouth has a ferry terminal. Devon has a comprehensive rail network and road links to the M5 motorway, providing easy access to the rest of the UK and Europe.

Council Tax Band: E

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.