



Cherubs Nest

15 HIGHER STREET. DARTMOUTH



THE COASTAL HOUSE
ESTATE AGENTS



If City life has lost its lustre, step into a ready-made lifestyle business in this Grade II listed house. Dating from 1710, this former merchant's house has been carefully restored. Tucked into the tangle of lanes in central Dartmouth, this 18th-century home with 4 double bedrooms all with ensuites would make a great letting investment...

Steeped in history, Cherubs Nest is a charming Georgian Merchants house built around 1730 with many original features. For the last 19 years it been run as a successful Bed and Breakfast. In January 2019 it was renovated and converted into a stylish holiday home.

Dartmouth has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood, and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta. On the town's doorstep, you will find the South West Coastal Path and the South Devon AONB area, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway. Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right.



Step inside, the contemporary kitchen fitted with a range of grey high gloss units. The built in stainless steel oven with ceramic hob and extractor, dishwasher and fridge freezer all help keep the neutral look and there are lots of wood style tops to prepare food or sit and chat with whoever is preparing supper. Period sash windows to the front and back make this a light and airy room with plenty of space for a dining table perfect for family-filled Sunday dinners.

Before leaving the kitchen sneak a peek into the handy understairs cupboard perfect for storing your ironing board before emerging into the welcoming hallway with stairs that sweep up to the left.



Step into the first floor living room, here you'll discover a room packed full of charm with the feature period fireplace providing a wonderful focal point.

Dual aspect windows flood the room with light to create a restful spot to relax and unwind – just add some comfy cushions and a good book!



light & Spacious



The ground floor living room is the perfect place to spend those cosy winter evenings, snuggle up by the log burner and binge out on Netflixs.

A staircase leads you down to the lower ground kitchen fully fitted with a range of cream fronted units with granite worktops over. A stable door provides light and access out and up the stone steps. Before leaving the kitchen sneak a peek into the handy utility/ cloakroom.

A double bedroom with shower and cloakroom complete this lower level perfect for creating a self contained unit.





And... Relax

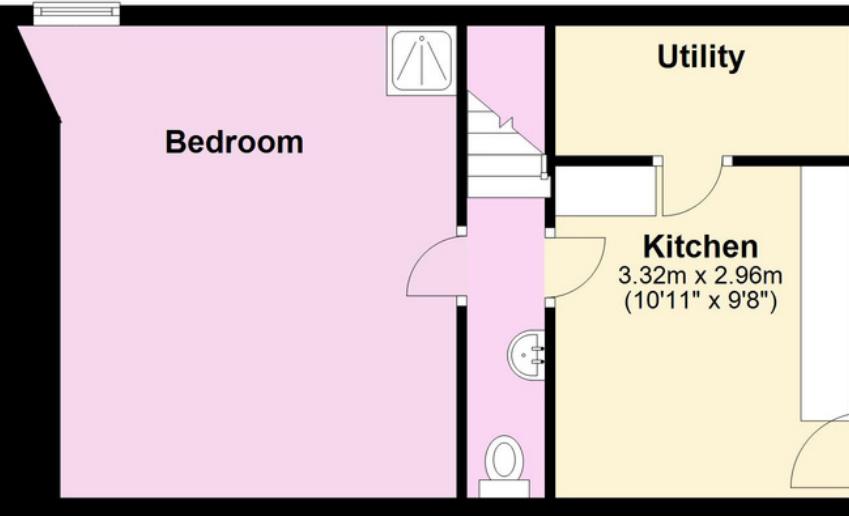
Next, time to discover your your bedrooms, they are all spacious and light doubles with plenty of warmth and character, whilst the sash windows flood the rooms with light. Each bedroom also has its own ensuite shower room.



THE COASTAL HOUSE
ESTATE AGENTS

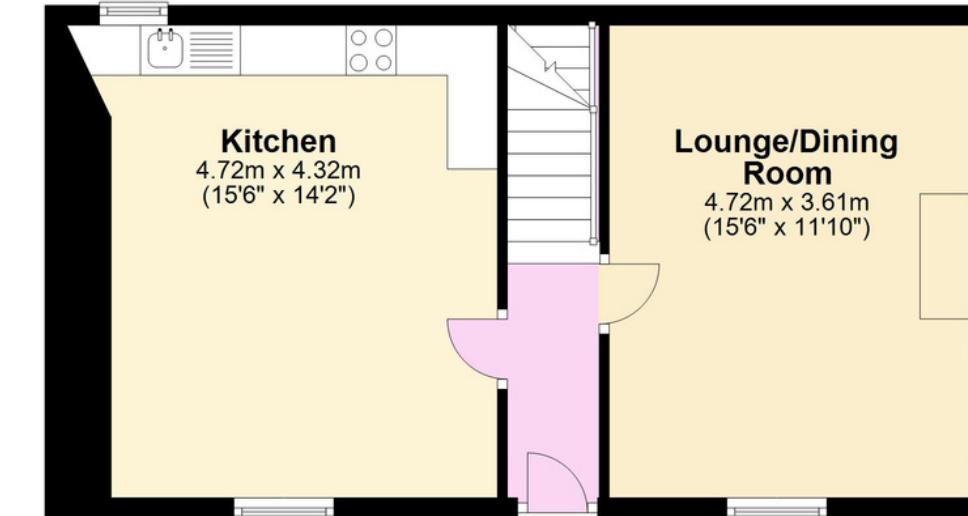
Lower Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



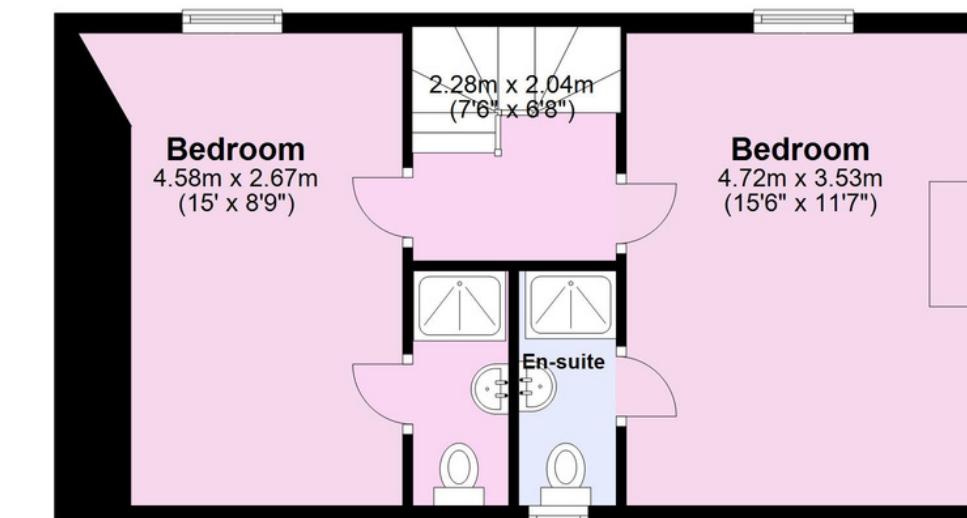
First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Second Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 168.0 sq. metres (1808.8 sq. feet)

Floorplan

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only



The Little Details...

- 4 double bedrooms
 - 4 ensuites
 - Mains electricity
- Mains water supply and drainage
 - Gas fired central heating
- Log Burner in the living room
- Council tax Band C
- Grade II listed Georgian House
 - Town centre location
- Previously run as a very successful B&B
- Blackpool Sands (Blue Flag Beach) - 3.5 miles
 - Slapton Sands Beach - 7 miles
 - Salcombe - 20 miles
- A38 Devon Expressway - 17 miles
- Totnes for mainline trains to London
 - 12 miles

To view this property strictly by appointment only please contact us by

E - team@thecoastalhouse.co.uk T - 01803 835 788