

Bell Cottage

11 Browns Hill, Dartmouth



THE COASTAL HOUSE

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A few steps away from the ancient market square in the historic centre of Dartmouth, lies Browns Hill. This once bustling bygone thoroughfare is typical of Dartmouth's enchanting narrow streets. From the outside, with its strong slate hung wall, Bell Cottage blends well with its picturesque neighbours, however all is not as it seems with this characterful home.





As soon as we enter we know we are somewhere very special. A long open plan kitchen, dining and living room stretch in front of us but looking up gives us confirmation that there is much more to this property. Ancient beams and the exposed stone wall - preserved from this building's previous life as a 17th Century inn - and a beautiful antique fireplace add a great sense of history to this space. If walls could talk!



We are drawn back through to the unconventional kitchen, comprising of good quality freestanding appliances, a Belfast sink, black shaker units topped with oak worktops and complimented by the azure backsplash. The piece de resistance is the multi fuel stove creating a cozy nook and adding even more to the bagful of charm in this space.



A few steps down and we are enticed in to the first of three bedrooms. Light filters through the pretty stained-glass window of the first bedroom. The master bedroom next carries on the charm offensive with its glorious fireplace, and large sash window overlooking pretty gardens. The third bedroom a double, has the same pleasant views out over the neighbouring gardens.

The bathroom with another superb bespoke stained-glass window, smoky mirror tiles and traditional suite has more than a touch of vintage glamour.





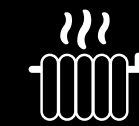

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Interestingly, there is a quirky twist to this property. Directly underneath the cottage, accessed through a gateway on Newport Street, are what used to be the stables for the Inn. A cavernous store with mezzanine - easily room for a small boat, kayaks and paddle boards. Next door and currently used to house the current owners' costume design business is a wondrous dual aspect workshop with large wooden doors opening onto a sweet courtyard capturing the afternoon sunshine. Providing access to two other properties and painted brightly with colourful flowers and foliage providing the decoration, moments away from the vibrant centre of Dartmouth and the river front, there is a lovely Mediterranean vibe to this unusual outdoor space.





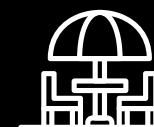
**Electric Free-standing Cooker
& multifuel stove**



**Multifuel stove, electric radiators
& u/f heating (Bathroom only)**



Mains water & drainage



Outdoor Space & Storage



The Little Details...

- Wonderful historic property
 - 3 Bedrooms, 1 Bathroom
 - Workshop and store
- Sought-after central location
 - Open plan
- Fantastic Original Features
 - Council Tax band B
 - EPC Band E
- Salcombe - 19 miles
- Totnes - 14 miles



Snowstorm.Explained.Tilting

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

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Floor plan not to scale and for illustrative purposes only