

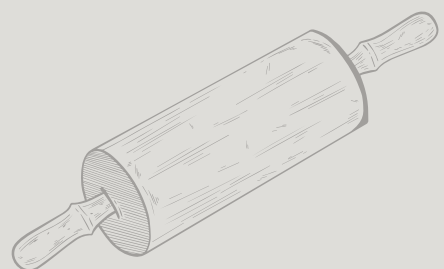


34 Clarence Hill

Nestled on Clarence Hill, at the top of the iconic Browns Hill Steps - a 5-minute walk from the centre of the bustling port of Dartmouth, a quaint wooden door marks the entrance to this detached Grade II Listed, Georgian gem with its statuesque symmetrical stone facade. Once inside we are embraced into the most welcoming open-plan kitchen and dining room. To the right lies a fully fitted in-frame timber kitchen with warm-toned granite worktops and Dakar cabinetry. A large wooden-topped island provides plenty of additional storage as well as an excellent work surface - ideal for baking - making this kitchen a homely idyll. A perfectly positioned window seat makes a great seat for sticky fingered second chefs!

Underfoot, pale farmhouse stone tiles warmed by underfloor heating lead us to the dining area. Plenty of space for family and friends to gather and be entertained.

We are drawn to the cosy multi-fuel burner gently crackling away in the stone fireplace, flanked by beautiful, curved alcoves. A second window seat provides a great spot to watch the world go by.





An open staircase draws us up to the first floor where we find the charming living room, afternoon sunshine spills through the sash window, highlighting the brick fireplace, providing a wonderful focal point to this room. Built-in bookcases surround this restful spot.







Further on, the first of three large double bedrooms. Spanning the width of the house, a great sized space with original beams and another lovely window seat. Plenty of room for a large wardrobe and a desk.





Next door a spacious family bathroom with vintage-style sanitary ware nod to the history of the house. A gorgeous freestanding slipper bath adds a luxurious feel to this space.

Wind up the fantastically characterful staircase and we are surprised by a glazed exterior door leading to an elevated garden, which we will explore shortly.




THE COASTAL HOUSE
ESTATE AGENTS



Continue up the paneled staircase to the second floor where we find another glorious bathroom, spacious third bedroom and the magnificent Master bedroom. With built in wardrobes and a sweet seating area. Another window seat provides great breakfast spot. All three of the bedrooms are exquisitely decorated with pretty Nina Campbell wallpaper elevating beautiful period features. Good quality neutral carpeting adds to the sumptuousness of these wonderful boudoirs.





Let's retreat now to the garden - a surprise feature in this part of town. This pretty, private plot comprises a stone patio with the rest laid to lawn. Mature shrubbery and stone walling ensure that occupants are not overlooked. A stone outbuilding makes a grand garden room, perfect for when the nights start to get chilly or a great den for the kids.



Sweep back downstairs - noting the plantation blinds adorning every window - back through the front door and as we meander along this charming street, take a peek at the wonderful tile hanging on the right-hand elevation of this picturesque property. It is little wonder that it has been selected to be Listed as a fine example of Georgian architecture.



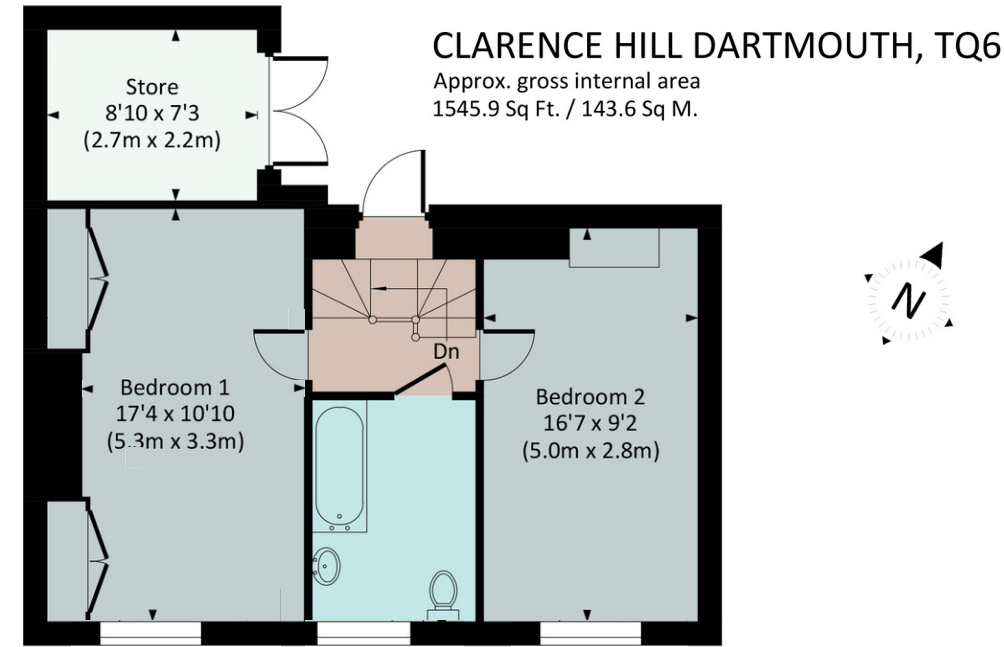
About... Dartmouth

The vibrant port of 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. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town. The nearest educational institution is the Ofsted-rated Good Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18-year-olds with an Outstanding education. Totnes Offers rail links across the country, including London Paddington . The A38 Devon Expressway, accessed at Buckfastleigh, provides quick links to Exeter and the rest of the country.

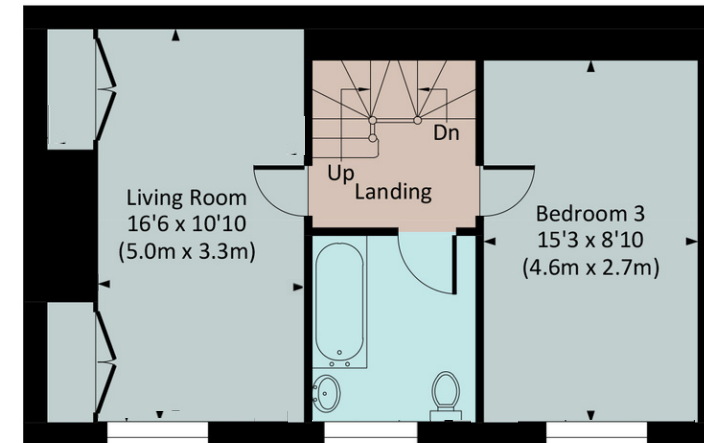


Floor Plan

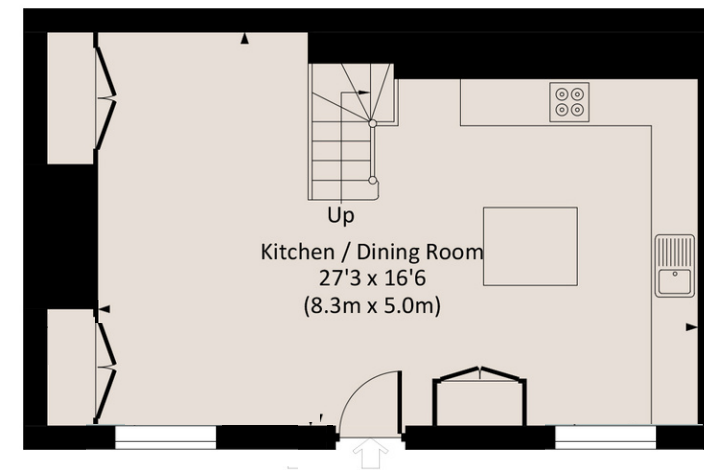
All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2023 www.dowlingjones.com 020 7610 9933



SECOND FLOOR



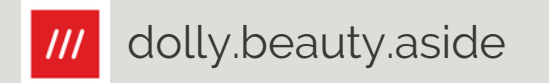
FIRST FLOOR



GROUND FLOOR

The Little Details...

- Exceptional detached home
- Sought-after central location
 - 3 roomy bedrooms
- Spacious open plan kitchen diner
 - 2 glorious family bathrooms
 - Sunny rear garden
 - Delightful garden room
 - Superb original features
- EPC Band - Grade II Listed
- Council Tax Band C



To view this property strictly by appointment only please contact us by
E - team@thecoastalhouse.co.uk
T - 01803 835 788

- Electric oven, gas hob
- Multifuel stove, gas central heating
- Mains water & drainage
- Rear garden and patio