



Kings View

11 Horn Hill, Dartmouth



A few steps away from Dartmouth's historic centre, Horn Hill is one of the famed side streets of this vibrant coastal town. Number 11 occupies an unusual spot on Horn Hill as it runs perpendicular to the hill, benefitting from the same sensational views as Above Town. We access the property through the pretty lawned garden of this statuesque Victorian townhouse.



Wind up the steps to the front door. An entrance porch greets us. As we enter the glazed door to the living room our focus is initially drawn to the picturesque fireplace set in an exposed stone wall creating a wonderfully warm and characterful space. However as we walk through the room our attention is stolen by the sparkle of sun hitting the surface of the River Dart as it flows out to sea. The fully glazed bay window has a wondrous vista. Opening directly onto a well positioned terrace taking full advantage of the same relaxing scene. Imagine serene weekend mornings enjoying a leisurely breakfast watching the yachts bobbing on the river.



Tear yourself away and turn back through to the spacious kitchen, open to the living room. A large sash window allows light to flood in to this stylish space. Navy shaker cabinets are topped with fresh white worktops. Clever rustic open shelving adds to the sense of space and mirror the exposed ancient beams running across the ceiling throughout the ground floor. Plenty of room for the dining area too.



Under the stairs is utilised into a great storage space and further on there is a handy utility room and ground floor WC. A lovely walled courtyard sits outside the kitchen window, the designated washer-upper is treated to pretty camellias in full bloom - an ideal spot for a kitchen garden.



Wind up the stairs and to the left a spacious family shower room, with a large walk in shower. Next a good sized twin room with a full length built-in desk and shelving and a beautiful original fireplace. The master bedroom is next, spanning the whole width of the house, this generous sanctuary has floor to ceiling built-in wardrobes as well as a superb fireplace focal point but stealing the show once again is the astonishing panorama from the deep bay window. An ideal nook for curling up with a book in the seating area.



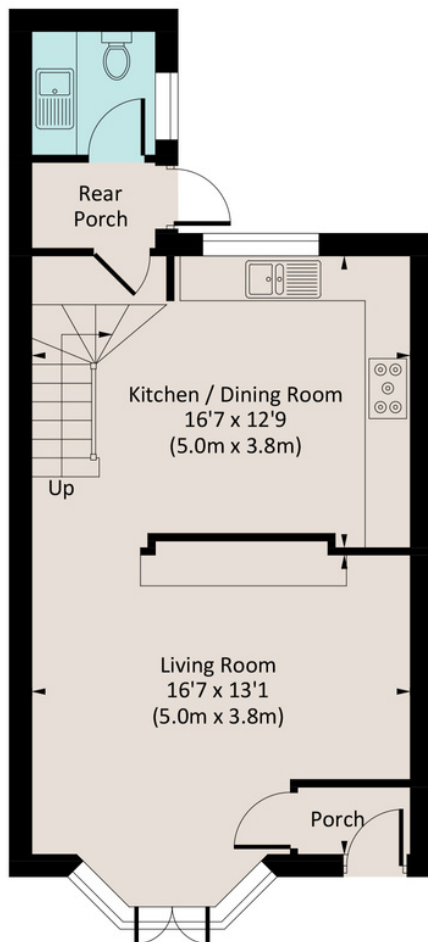


Up to the second floor, first, we come to a large spa-like family bathroom. The third double bedroom with its twin dormers is a lovely space at the top of the house. Glazed side panels allow for heavenly views from here out to sea, down the river, Kingswear and across the town.

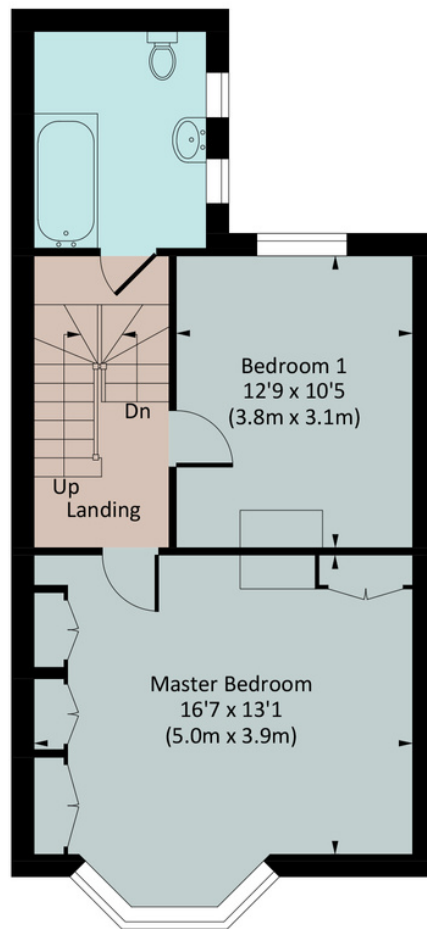
Floor Plan

11 HORN HILL

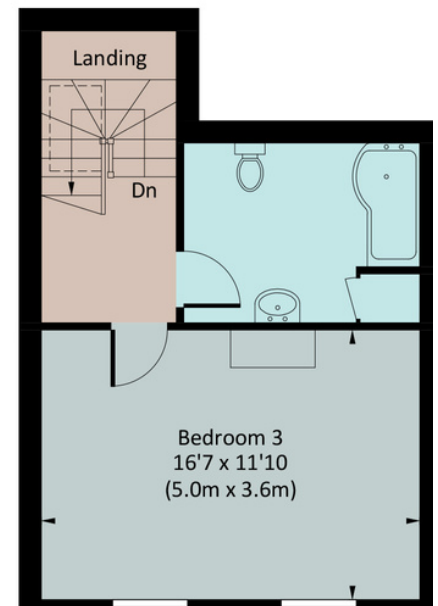
Approx. gross internal area
1362 Sq Ft. / 126.6 Sq M.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID949329)

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Floor plan not to scale and for illustrative purposes only



The Little Details

- 3 bedroom Townhouse
- Sensational River & Sea Views
- Elevated Terrace & Garden
- Elegant Period Features
- Established Holiday Let
- Desirable Central Location
- Approved plans for extension
 - Council Tax Band - B/R
 - EPC Band D

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- Salcombe - 20 miles
- A38 Devon Expressway - 20 miles
- Totnes for mainline trains to London
 - 15 miles

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

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About... Dartmouth

The thriving 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.



THE COASTAL HOUSE

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