



MILLARD
COOK

*Hill House, Ridge Hill
Dartmouth
TQ6 9PE*

A stunning Georgian home overlooking
Dartmouth, the River Dart and out to sea



The House

Hill House is truly a remarkable property, rich in history and filled with period charm. This imposing Grade II Listed residence built around 1790 offers a stunning blend of Georgian architecture with modern fittings to meet the needs of today. Set on an elevated position, it provides breathtaking views across Dartmouth, the River Dart, Kingswear and out to the sea, making it an iconic part of the area's heritage.

Commissioned by John Russell, father of Rev. Jack Russell, the famous dog breeder of Russell and Parsons Terriers, Hill House has seen its fair share of notable owners and purposes, including as a school.

The property was converted into two separate houses in the 1940's, and Hill House alone offers over 3,000 sqft of luxurious accommodation, perfectly blending period features such as ornate coving, sash windows, and high ceilings with modern comforts like a newly installed kitchen, contemporary bathrooms and oak flooring.

The property's flexible layout includes a large entrance hall, kitchen, dining room, sitting room, snug/morning room, a second living courtyard croomarea, mezzanine study, and three spacious bedrooms, all being en-suite. The addition of a beautifully appointed bathroom with a separate walk-in shower is just one of the many modern touches that make this home stand out.



Beyond the main residence is a detached one-bedroom annexe, ideal for guest accommodation or as a home office. The annexe features an open-plan kitchen/living room, shower room and a bedroom with sea views.

The outdoor space is equally impressive, with extensive parking and beautifully landscaped southerly-facing gardens, established plants and generous entertaining areas to make this space perfect for hosting gatherings or simply enjoying the serene surroundings across the town, River Dart and towards the sea.



Not just a home; it's a piece of Dartmouth's history, offering a rare opportunity to own a property that balances historical significance with modern luxury.

Accommodation

Glazed timber double doors lead to the grand entrance hall with vaulted ceilings and side windows. Steps up to the large dining area with oak flooring, two side sash windows and a wood burner with timber mantle. From here access to the first and lower floors, a cloakroom and to further reception rooms.

Via double doors is the stunning contemporary kitchen offering a bespoke range of drawers, cupboards and wall mounted units with ample Quartz work surfaces and breakfast bar. Built-in double oven including combi/microwave, induction hob, extractor, dishwasher and inset sink unit. Space for a large America style fridge/freezer. Oak flooring and two windows to the front.

The large living room to the rear of the house enjoys two sash windows overlooking Dartmouth, the River Dart and out to sea. There is an electric wood effect fire with timber mantle and oak flooring continuing from the adjacent reception rooms. To the side, a morning room with views over the town and out to sea.

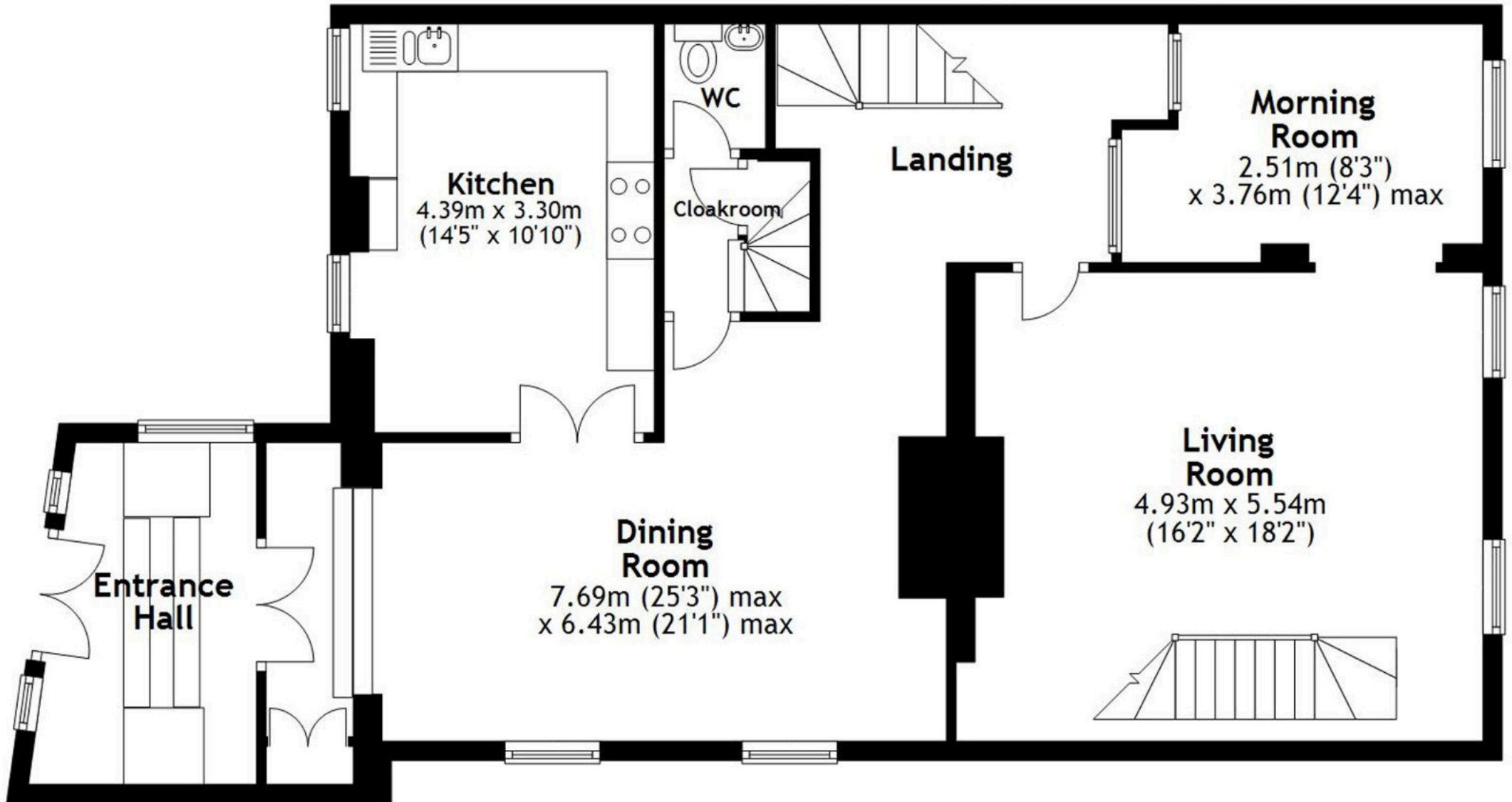
Stairs to a useful 19ft mezzanine study with shelving and skylights, beyond which is concealed is a “loft” storage area.





Ground Floor

Approx. 132.9 sq. metres (1430.6 sq. feet)



Lower floor

There is a delightful, long hallway with a door to the rear garden and a second living room (courtyard room) with adjoining utility housing the boiler, a selection of units and plumbing for a washing machine.

The 16ft principal bedroom with its 10'6" ft ceiling height offers fitted wardrobes the length of one wall with two southerly facing sash windows. There is a tiled en-suite with a walk-in shower, WC and a handbasin.

The double bedroom two has a window to the side and an en-suite with a shower, WC and hand basin.

A recent addition is a stunning suite comprising of a free-standing bath, large walk-in tiled shower, tiled flooring, timber panelling, hand basin and a WC.

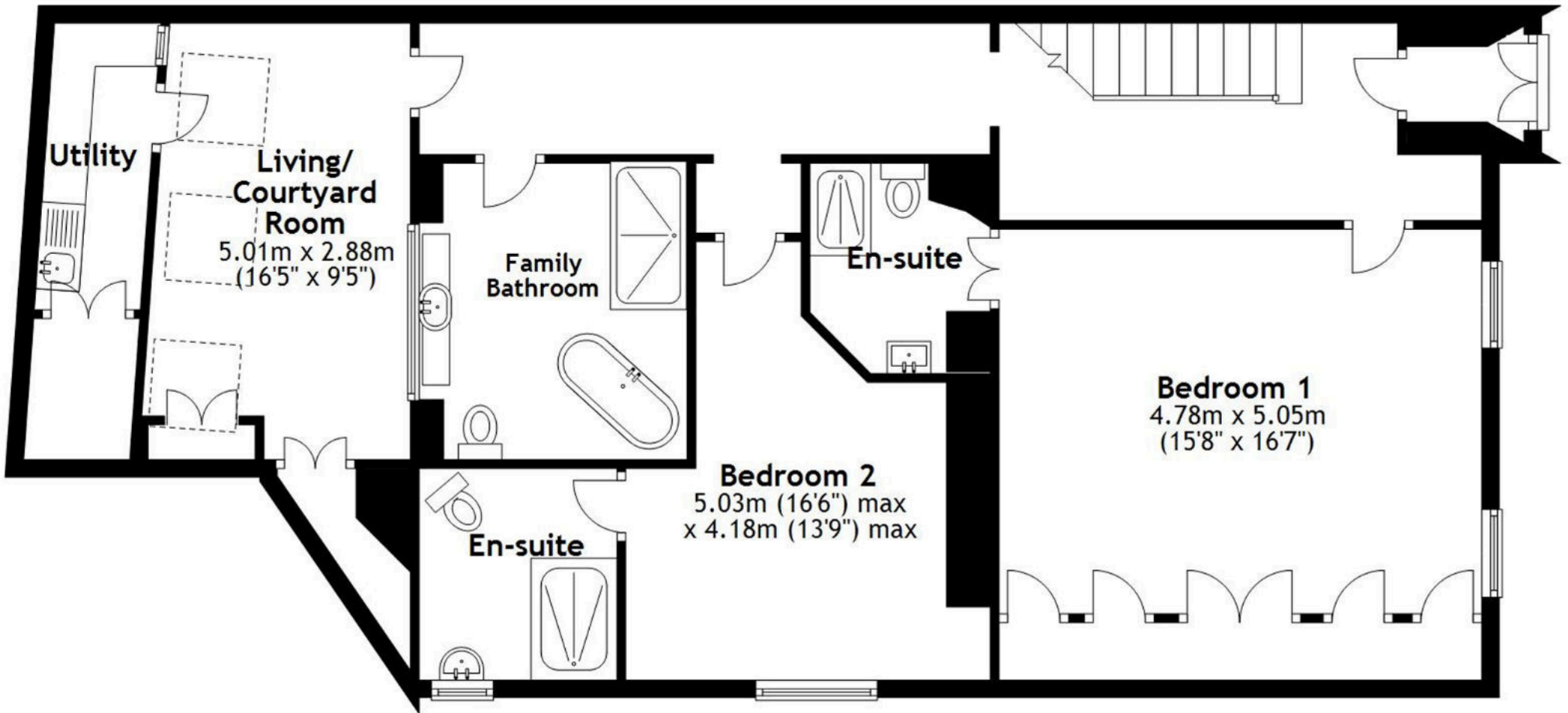






Lower Ground Floor

Approx. 155.1 sq. metres (1670.0 sq. feet)

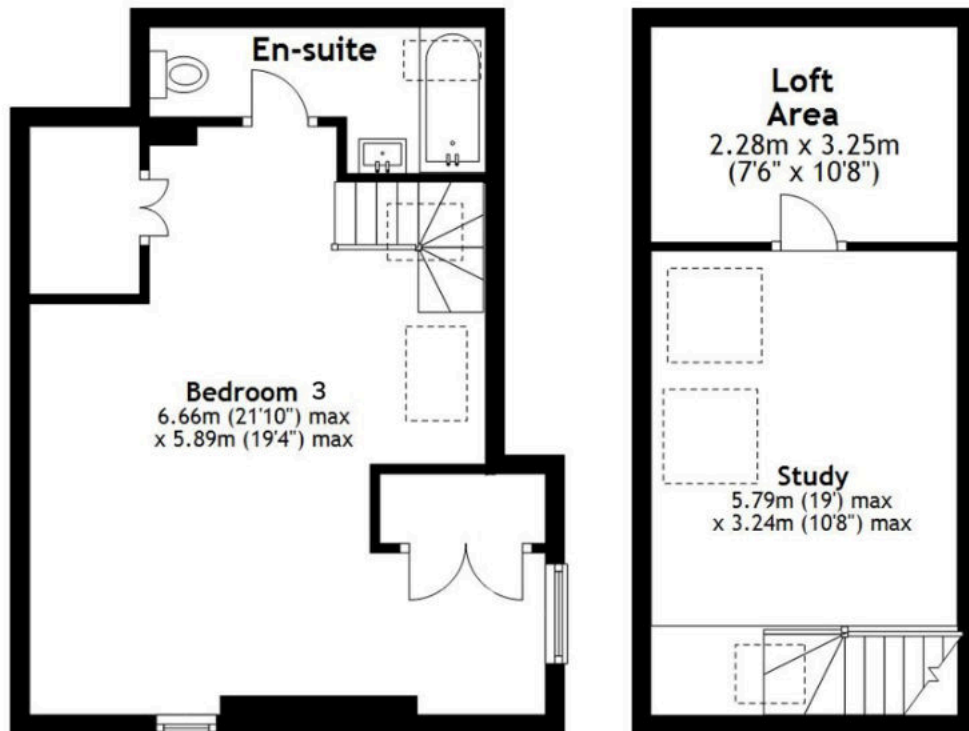


First floor

A very large double loft bedroom currently used as an office with a window overlooking the side aspect, Juliet doors and two Velux windows. En-suite with a bath, hand basin and a WC.

First Floor

Approx. 59.8 sq. metres (643.3 sq. feet)

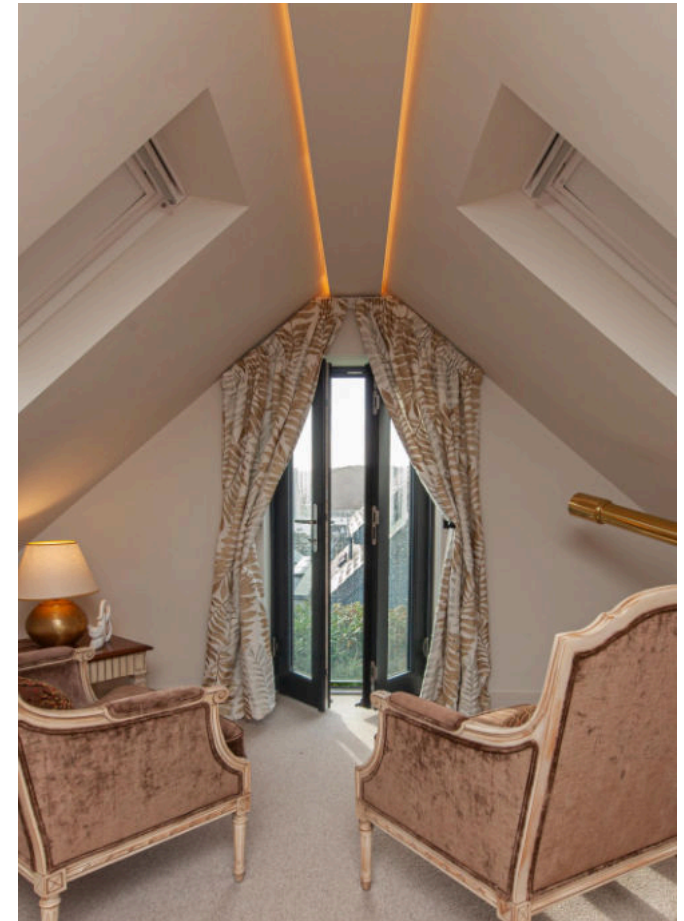
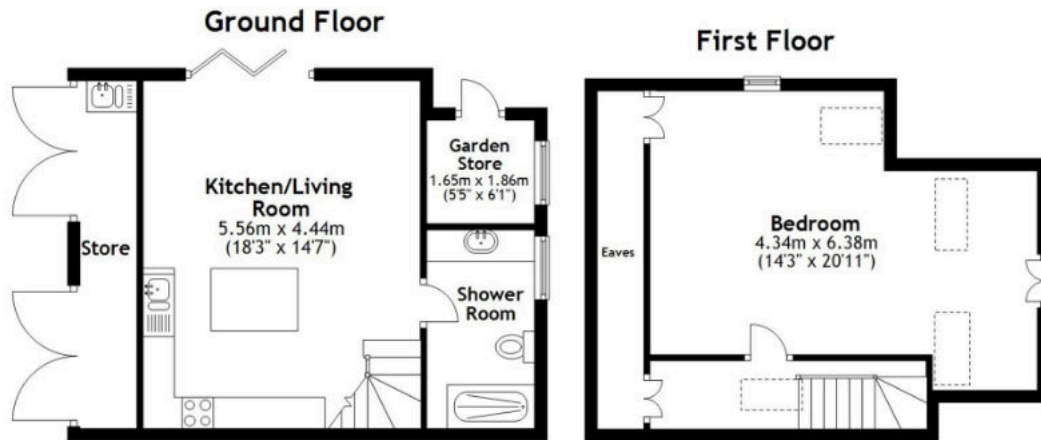


The Annexe

To the rear of the gardens is the detached annexe completed in 2022, with a 18ft open living space with bi-folding doors. The kitchen has a good range of units, ample worktops and an island, a sink unit, oven, microwave combi oven, induction hob, extractor, fridge, freezer and a dishwasher. Adjacent is a delightful tiled suite comprising of a large, level, walk-in shower, WC and a hand basin.

To the first floor is a wonderful sized double bedroom with inset LED lighting, Juliet doors and a further side window with views across the town and river.

The Annexe



The Outside

A driveway to the side of the property with electric gates lead to the extensive parking area for several vehicles and a useful 18ft storeroom with water and power, together with an exterior EV charger.

A path leads to the beautiful landscaped southerly gardens, a splendid asset to the house. Maturing trees and shrubs surround patios and cobbled seating options including a dining section and a raised deck enjoying views across the town, River Dart and out to sea. Access to the house, the annexe with a further garden store room. A Pedestrian gate leads to a rear lane giving a quicker access to the town centre.



Services

It is understood all mains services are connected.

Gas fired central heating system.

Council tax band: F

Property size, approx. 3,742 sqft.

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.

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