



MILLARD
COOK

Celadon, 14 Townstal Pathfields
Dartmouth, TQ6 9HL

A beautifully presented house with large accommodation, gardens and parking.



This beautifully presented Edwardian house, nestled in a sought-after cul-de-sac in the historic naval port of Dartmouth has undergone extensive renovations over recent years, creating a stunning blend of period charm and modern design.

Offering spacious, light-filled accommodation, the property is ideal as both a full-time residence or, an excellent holiday let. Upon entering, you'll find a beautiful living room with a feature fireplace and large windows that allow natural light to flood the room, creating a bright and inviting atmosphere.

To the rear of the property is an impressive 23ft kitchen/dining room, complete with built-in appliances and an adjacent utility room. The heart of this space is a wood burner, which adds warmth and character.

Upstairs, the first-floor features three generously sized double bedrooms, along with a fourth versatile room that could serve as a study or small bedroom. A large landing area connects these rooms, along with an en-suite, bathroom and a separate cloakroom.

To the outside, the property benefits from a driveway providing space for at least two vehicles along with a lawn area. To the rear, a spacious garden with mature shrubs and views across the surrounding countryside offers a peaceful retreat and an excellent space for outdoor entertaining thanks to the large patio.

The property is currently a successful holiday let, generating a strong rental income, and is tastefully decorated with bespoke fittings throughout. With its light, airy interiors, high ceilings, and blend of modern and original features, this well-maintained home offers a rare opportunity to own a property in Dartmouth, ideal for both family living and holiday accommodation.



Accommodation

Entrance porch with space for boots and coats lead to the wide entrance hall offering high ceilings and stained-glass windows with a beautiful staircase. There is a cloakroom with WC and a hand basin.

To the front of the property is a beautifully presented living room with two large windows and seat overlooking the front aspect. Feature gas fire with surround. There are bespoke fitted shelving and cupboards for entertainment system with picture rails and high ceilings.

The open plan kitchen/dining room is simply stunning with a bespoke range of drawers, cupboards and wall mounted cupboards with central island housing one and a half sink unit, cupboards and a Samsung dishwasher. Built-in Neff triple oven with adjacent five ring gas hob and extractor above. The utility section has a fridge, freezer, washing machine, sink unit and a tumble dryer.

The dining section has ample space for a large dining table and dresser with a wood burner. Double doors and side windows lead to the outside. From the utility room, two doors lead to the outside. There is a useful pantry store cupboard with electric fuse box.





First floor

A large landing with stained glass window and a hatch to loft. The principal bedroom is a wonderful size with large windows overlooking the southerly views of the front garden and beyond. There is a range of fitted wardrobes along one wall. The en-suite comprises of a large walk-in shower, pedestal handbasin and a WC.

To the rear of the property is a further large double bedroom with an ornate fireplace and two windows overlooking the rear garden and views towards Old Mill Creek and the surrounding farmland.

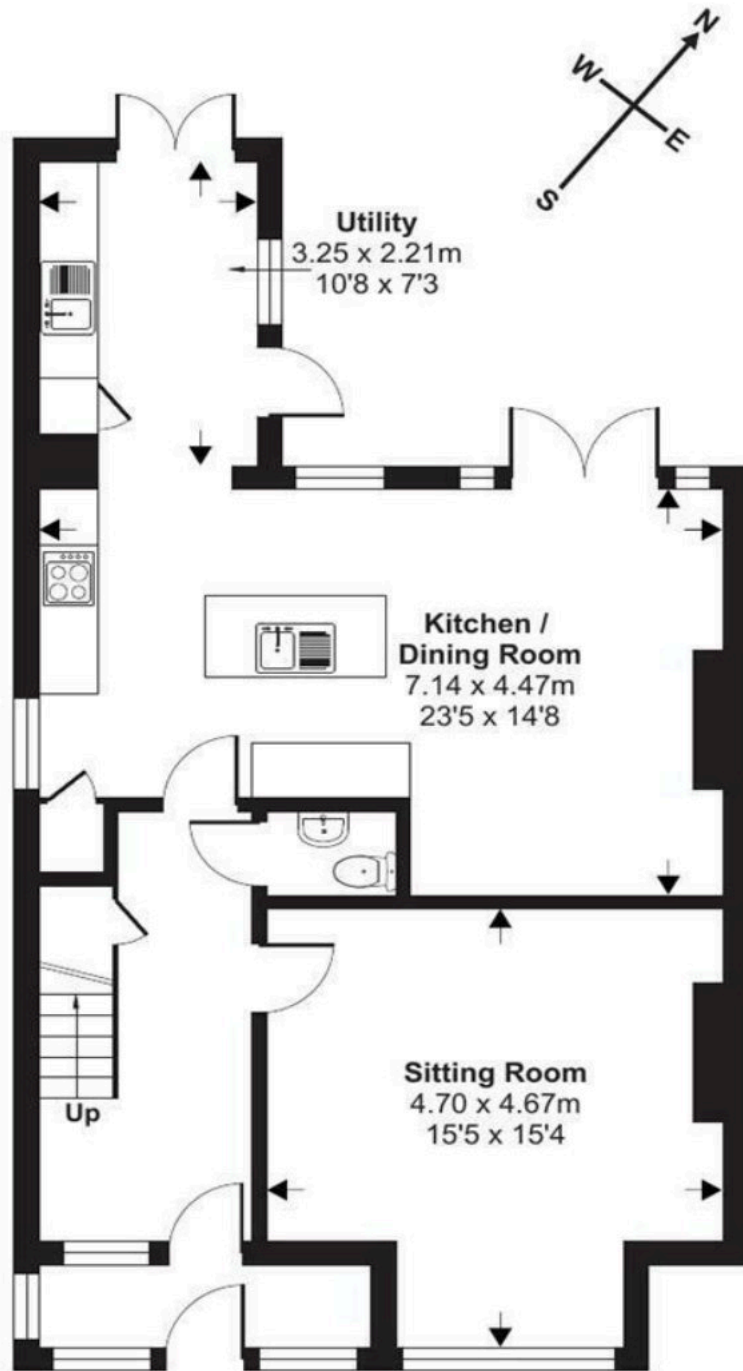
The third bedroom has a window overlooking the rear gardens and views beyond whilst the fourth bedroom overlooks the front.

There is a bathroom with a shower above, handbasin and cupboards. Adjacent is a cloakroom with a WC.

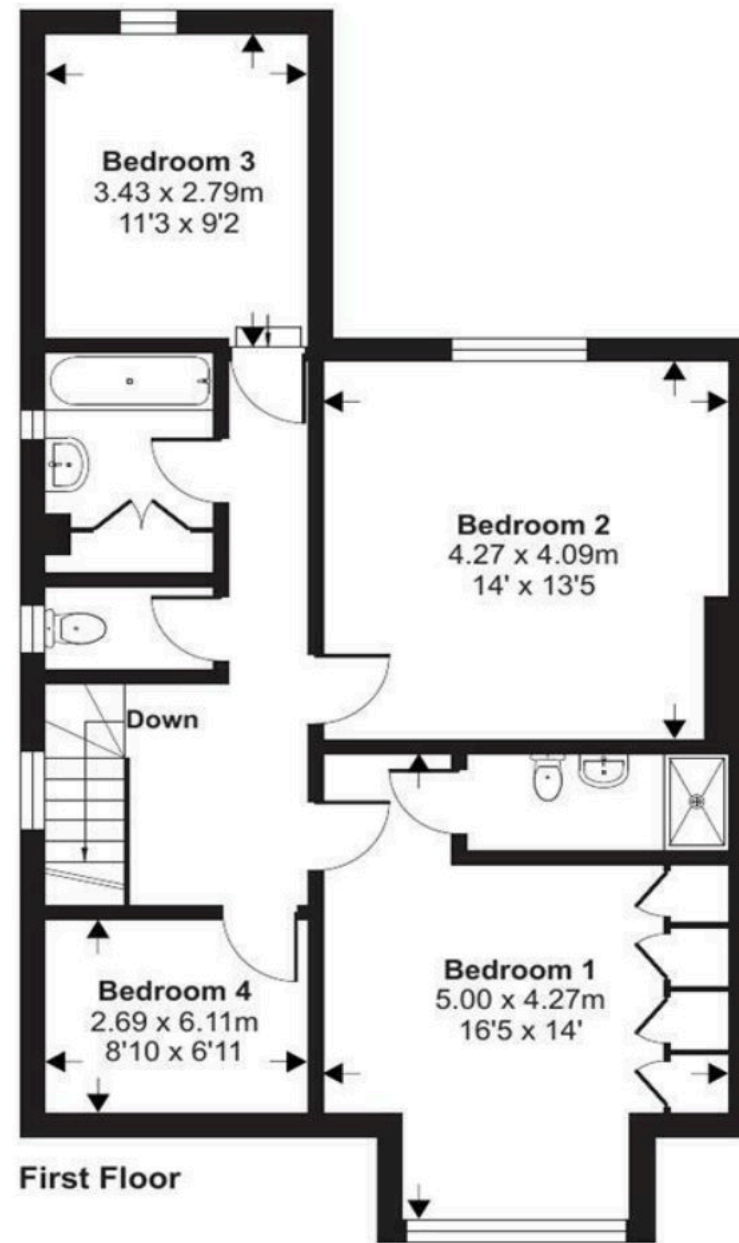


Approximate Area = 1546 sq ft / 143.6 sq m

For identification only - Not to scale



Ground Floor



First Floor

The Outside

A four barred gate leads to the gravel driveway for at least two vehicles and to the front door.

The front garden is lawned with mature hedging as its boundaries.

A gravel pathway leads alongside the property to the rear garden, which is of a wonderful size, with a large entertaining patio space enjoying views over Old Mill Creek and the surrounding farmland beyond. Steps down to a level lawn area with a large garden shed and compost section.

Pedestrian access leads to the road behind creating a quicker access to the nearby bus stop and local shop.



Services

It is understood that all mains services are connected. Gas fired central heating system.

Tax Band :E

EPC: E

Property size, approx. 1,546 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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