



CHURCH CLOSE, DARTMOUTH  
£600,000 FREEHOLD

A RECENTLY CONVERTED PROPERTY IN THE  
HEART OF DARTMOUTH.

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**SUMMARY:** A STUNNING RECENTLY CONVERTED PROPERTY IN THE CENTRE OF DARTMOUTH OVERLOOKING ST SAVIOURS CHURCH.

**DIRECTIONS:** From the office turn left and proceed down Market Street, turn left onto Victoria Road and first right into Anzac Street. Take the first pedestrian way on the left and the property will be found in a short distance on the left-hand side.

**DESCRIPTION:** An absolutely stunning and stylish converted stone property which is in a Conservation Area, South Devon National Landscapes and occupying a central location in Dartmouth yet tucked away overlooking St Saviours Church. The property must be viewed internally to fully appreciate the accommodation on offer and the quality of the conversion. There are double glazed windows, electric heating with recirculation unit and solar panels. Superb fitted kitchen, vaulted ceiling with exposed A frames and timbers. Feature central staircase and two double bedrooms, both of which are en-suite, separate cloakroom and further family shower room. There is basement room which would be ideal used as a cinema room or gymnasium and an additional room. There is a utility room and off the open plan kitchen/living room is mezzanine level ideal as a music or reading area. High quality oak flooring and Apex roof lights. There is too much to mention and therefore an early viewing is essential.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door to:**

**SPACIOUS ENTRANCE HALL:** - With fantastic central glass and timber staircase. Windows to rear, lighting, vaulted ceiling.

**CLOAKROOM:** - Two-piece suite comprising low dual flush W.C., wash hand basin, set into vanity cupboard. Ceiling lights.

**BEDROOM 1:** - 10'7" x 11'10" (3.23m x 3.6m) Window to front overlooking St Saviours Church. Recessed ceiling lights, 'Dimplex' heater, oak flooring. Door to:

**EN-SUITE SHOWER ROOM:** - Three-piece quality suite comprising wash hand basin, low dual flush W.C., walk-in shower with rain head and hand shower. Attractively tiled, recessed ceiling lights, under floor heating. Oak flooring, chrome ladder type heated towel rail, obscured window to rear.

**BEDROOM 2:** - 10'11" x 10'6" (3.33m x 3.2m) Window to front with window seat overlooking the church, recessed ceiling lights, fitted double wardrobe with shelving unit to the side, electric heater. Point for wall mounted television. Oak flooring. Door to:

**EN-SUITE BATHROOM** - Three-piece suite in white comprising large wash hand basin, low dual flush W.C., bath with grab handles and thermostatic bar shower over with rain head and handheld shower. Shower screen, obscured window to rear, recessed ceiling lights, chrome ladder type heated towel rail. Under floor heating with oak flooring.

From the reception hall, a wooden staircase leads down to the:

**LOWER GROUND FLOOR LEVEL:** - With a cupboard containing the controls for the solar charging, electrics and internet control unit.

**LARGE MULTI PURPOSE ROOM** - 16'5" x 13'7" (5m x 4.14m) Having oak flooring, wall lights, recessed ceiling lights, electric heater. This room would make an ideal cinema room/gymnasium.

**ADDITIONAL ROOM:** - 11'5" x 10'5" (3.48m x 3.18m) Electric heater, high level windows to rear with window seat, recessed ceiling lights and oak flooring.

**SHOWER ROOM:** - Three piece suite in white comprising a low flush W.C., wash hand basin, walk-in shower with rain head and hand shower.

**UTILITY ROOM** - With work surface area. 'Monsoon' heat recirculation unit. Large hot water cylinder with immersion. Ceiling light point.

Feature staircase rises from the reception hall to:

**OPEN PLAN VAULTED KITCHEN/DINING ROOM/LIVING ROOM:** - 31'11" x 17' (9.73m x 5.18m) (overall measurements)

**KITCHEN/DINING ROOM** - Contemporary kitchen with integrated fridge/freezer and dishwasher, 'Samsung' induction hob with matching electric oven under, 'Samsung' extractor. Quartz worktops with matching splashbacks, 1 1/2 sink, drainer and mixer tap, under wall unit LED lighting, pan drawers, useful corner cupboards. Recessed ceiling lights, oak flooring, 'Dimplex' electric heater. Two glass walkways either side of the staircase lead to the:

**LIVING ROOM** - With windows either side and to the front overlooking St Saviours Church. Oak flooring, vaulted ceiling with exposed A frames, plugs for media, 12v lighting as well as plenty of other power points, 'Dimples' electric storage heater, two feature suspended lights, apex sky lights. Wall lights. From the kitchen with a window to rear aspect stairs lead to the:

**MEZZANINE LEVEL:** - 10' x 14'4" (3.05m x 4.37m) To the eaves with restricted head height. Overlooks the living room through the exposed A frames and out over the rooftops of Dartmouth via the apex roof lights. A track of ceiling lights.

**POSTCODE:** TQ6 9DH

**EPC RATING:** B

**COUNCIL TAX BAND:** D

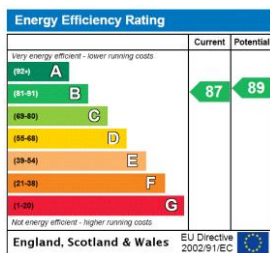
**SERVICES** - Mains electricity and water are connected.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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