



## Clarence Hill, Devon, TQ6

£849,000 *Freehold*



What a location! Wonderfully positioned in central Dartmouth, minutes walk to market square, shops, gardens, and The River Dart. Garage with forecourt parking.

A beautifully presented home, tucked away from the hustle and bustle of the town, pride of ownership is reflected throughout. This home is deceptively large and can sleep 10! The property has been an excellent 5\* rated holiday let in the past and would be ideal for those family reunions and special anniversaries. In fact, why not make it your year round family home?

### KEY FEATURES

- Open Plan Living
- 5 Bedrooms
- 5 bathrooms
- Garage and an additional parking space.



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01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk)

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Entrance Hall – Spacious and gracious setting the tone for this stunning property. Plenty of storage for coats and shoes. There is a separate W.C and wash hand basin.

Turning immediately to the right is an open plan living/kitchen /dining area. The space here is truly breathtaking, ideal for entertaining, special family milestones and Christmases will take on a whole new dimension.

There is a table currently here that can comfortably seat 10. Double doors at the end lead to a pretty courtyard ideal for drinks or al fresco dining.

The spacious Entrance Hall provides access to three of the five double bedrooms. Each of these have their own Ensuities.

Glass balustrades lead up from The Entrance Hall to the Living Room. This room really does have the “wow factor” and is deserving of early inspection (as is the whole property). This room was created for entertaining, whether formally or casual.! Skylights bathe the room in sun keeping it bright and inviting.

The Hall on the upper-level leads to a family bathroom and two double bedrooms, one with an ensuite shower.

Outside – The Lodge is approached over the forecourt and up one flight of steps. There is a lovely patio accessed from the double doors of The Living Room. This is ideal for potted plants and sun downers, coffees and alfresco dining.

The Garage is on the ground floor with access to the Utility Room



## MATERIAL INFORMATION

**Tenure:** Freehold.

**Council Tax Band:** N/A business rated.

**EPC rating:** D

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** British Gas

**Water & Sewerage supply:** SW Water

**Construction:** Understood to be standard.

### Rights & Easements:

**Does the property have any easements:** Property does not have easements

**Does the property have public rights of way:** Property does not have public rights of way across the property

**Does the property have restrictions:** Property does not have restrictions

### Flooding:

**Has the property flooded in the last 5 years:** Property has not flooded in the last five year

**Does the property have flood defences:** Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.





#### Owners Comments

When we began our search for a home in Dartmouth, we knew we were looking for something special — and the moment we stepped into The Lodge, we knew we had found it. We were immediately captivated by its contemporary design and the remarkable sense of space. Nothing else we viewed came close. One of the true pleasures of owning The Lodge has been the freedom to head to Dartmouth on the spur of the moment, knowing we could arrive and be right in the heart of everything — yet still enjoy the rare advantage of a private garage and additional parking. That convenience, particularly in such a central location, has been invaluable. Dartmouth itself is endlessly vibrant. There is no sense of seasonal shutdown here — the town feels alive all year round. From the world-famous Dartmouth Regatta to the celebrated Food Festival and the much-loved Steam Railway (especially magical at Christmas when the train is illuminated with festive lights), so many of the town's highlights are just a short stroll from The Lodge. The generous and flexible sleeping accommodation has allowed us to host family gatherings, milestone celebrations and countless special weekends together. The house has truly been at the heart of many happy memories. The Lodge is more than just a property — it offers a wonderful lifestyle in one of the South Hams' most sought-after locations. We hope its next owners will cherish it as much as we have. It is, without question, a very special home.



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