



NEWCOMEN ROAD, DARTMOUTH
£425,000 FREEHOLD

A LOVELY GRADE II LISTED HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

Winkworth

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SUMMARY: A WONDERFUL GRADE II LISTED, 4 BEDROOMS. A HOME FOR ALL SEASONS.

DIRECTIONS: From the Winkworth Office proceed on foot towards the boat float and then into Lower Street. Turn right into Newcomen Road following the signs towards the castle. The property will be on your right.

DESCRIPTION: A charming four-bedroom Grade II listed property. Located on popular Newcomen Road within easy walk to all of Dartmouth's attractions. Once you have arrived the holiday begins!

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Spacious with plenty of room to meet and greet.

BEDROOM 1: To the right is a generously proportioned double bedroom with its own dressing room and ensuite. The ensuite has its own large shower, W.C. and (vanity) wash hand basin.

BEDROOM 2: To the left is another double bedroom.

Stairs rise to the First Floor. (There is a storage cupboard under the stairs)

BEDROOM 3: A magnificent double bedroom occupying the whole front of the house. This floor has been used as a Sitting Room in the past.

FAMILY BATHROOM: Virtually an ensuite for bedroom 3 being next door, or a convenient midway location for the other bedrooms. The bath has a shower above, W.C., wash hand basin, and a cupboard that discretely hides the washing machine and drier.

Stairs rise to the Second Floor

KITCHEN/DINING/SITTING ROOM: The second floor opens to a spacious and bright kitchen/living area. This will be the beating heart of this wonderful home. Perfect for relaxing, entertaining and all the while having that Dartmouth view towards the castle and out to sea. There is a 5-ring gas hob, overhead extractor and sink unit offer the opportunity for a fantastic entertaining space.

SEPARATE W.C AND WASH HAND BASIN: next door to this entertaining area.

Stairs rise to the Third Floor

BEDROOM 4: Located at the top of the house this spacious double bedroom is spectacular. Stunning views across the river to Kingswear and out to the river mouth. This room also benefits from eaves storage.

OUTSIDE: The property is approached through an iron gate, across a small courtyard.

POSTCODE: TQ6 9BN

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES: All mains services are connected.

OWNERS COMMENTS

Highview House occupies a premier position in Dartmouth, a stone's throw from the River Dart and all the attractions this vibrant town has to offer. We've spent many happy summers there enjoying the fabulous restaurants, walking to the castle and the nearby coves for a swim in the sea. The kids have loved Christmas at the house too, visiting Candlelit Dartmouth and going for rides on the steam train lit up with festive lights.

Highview House is a special place with a wonderful feel to it. We've redecorated throughout and have spaced out the bedrooms so there's room for friends and family to have their own space when visiting. It has spectacular views from the top floor and it's a fantastic place to get cosy when the weather is bad and watch the boats rolling over the choppy water.



22 Newcomen Road
Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold with 2 areas of Flying 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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