



CROWTHERS HILL, DARTMOUTH
£305,000 FREEHOLD

A LOVELY ONE BEDROOMED COTTAGE SET OVER THREE FLOORS.

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SUMMARY: A CHARACTER COTTAGE WITH PRIVATE SOUTH FACING GARDEN AND ORIGINAL FEATURES IN A DESIRABLE LOCATION WITH SEA AND RIVER GLIMPSES.

DIRECTIONS: From Dartmouth town centre on Fairfax Place, turn into Smith Street and follow the road to the beginning of Southford Road where you turn left up Crowthers Hill. Follow the road around to the right and Crow Tor Cottage will be found on the left-hand side.

DESCRIPTION: Crow Tor Cottage is a well-proportioned semi-detached home, formerly The Dairy that served the town. This character property has three floors with high ceilings and a double vista lounge, having the appearance of a charming town house. A particular feature of the property is its delightful south facing garden that has been landscaped with mature shrubs, palms and various seating areas. The cobbles path uses reclaimed stone from the original garden and leads to a raised deck area providing a glimpse of Dartmouth Castle and the open sea.

The house has been lovingly restored over the last few years whilst respecting many of its original features such as the sash windows, stone fireplace and wood panelling. The kitchen has contemporary stainless-steel units and the bathroom has a powerful up to date rainfall shower. The large sitting room has plenty of space for occasional guests and has access onto the delightful gardens.

SITUATION: Dartmouth is a historic coastal town on the West bank of the River Dart. Known for its deep maritime roots the town has been a key naval port since the Middle Ages and is home to the prestigious Britannia Royal Naval College.

Surrounded by rolling hills overlooking a natural deep-water harbour, Dartmouth is filled with narrow winding streets, Elizabethan buildings and scenic waterfront views. The town offers a vibrant mix of art galleries, independent shops, local seafood restaurants and pubs. It is also a hub for sailing, river cruises and coastal walks, especially as part of the South West Coastal Path. Dartmouth hosts events during the year like the Dartmouth Royal Regatta, Food Festival and Music Festival as well as other cultural events. Dartmouth's heritage, natural beauty and relaxed coastal charm offers a timeless slice of South Devon life.

THE ACCOMMODATION COMPRISES:

Entrance door to:

KITCHEN - With sash window to front, exposed stone walls and feature stone fireplace. There are a range of freestanding kitchen stainless steel storage units, a space and point for an electric oven, space for fridge/freezer, space and plumbing for an automatic washing machine.

FIRST FLOOR:

SPACIOUS SITTING ROOM - Which previously incorporated a second bedroom, it has now been opened through to provide this large reception room with plenty of space for dining and being dual aspect has plenty of light. There is a feature stone fireplace, lovely high ceilings and a sash window with shutters overlooking Crowthers Hill. A door provides access onto the lovely garden and terrace.

SECOND FLOOR:

BEDROOM: - A good-sized double bedroom with built in wardrobe, again having a sash window, this time overlooking the garden which due to its aspect bathes the room in sunlight throughout the day.

SHOWER ROOM - A wood panelled room with rainfall shower, W.C. and wash hand basin.

OUTSIDE - To the front of the property on Crowthers Hill, there is space for some pots. The **REAR GARDEN** is a particular feature of this property, faces south westerly with a decked terrace which has a view to Dartmouth Castle and out to sea.

We believe that the property has the benefit of a right of way over Number 35.

POSTCODE: TQ6 9QX

EPC RATING: E

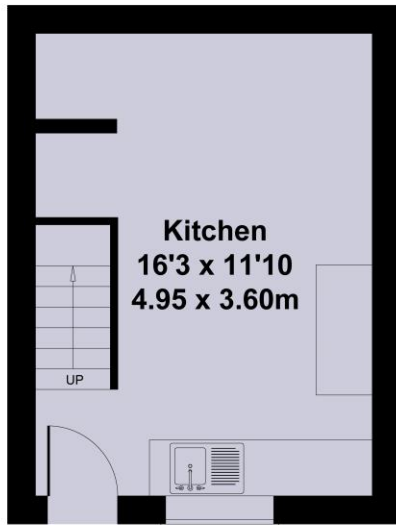
COUNCIL TAX BAND: C

SERVICES - All mains services are connected.

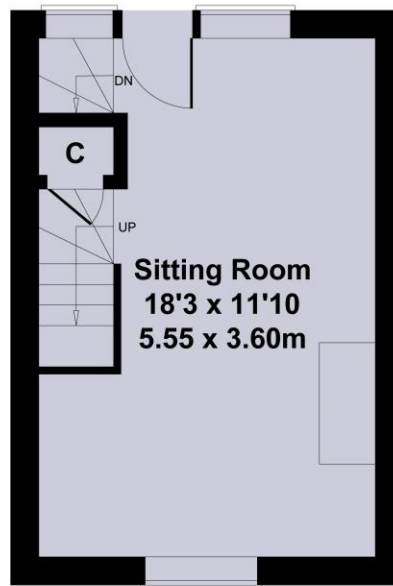


37 Crowthers Hill

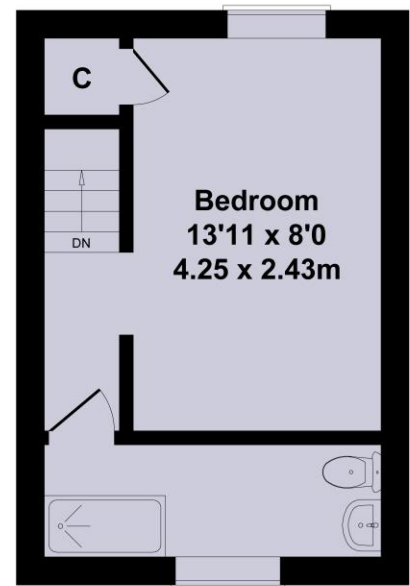
Approximate Gross Internal Area
624 sq ft - 58 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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