



Bay Tree House
26 Clarence Street, Dartmouth, Devon, TQ6 9NW

This beautiful, Georgian townhouse with 4/5 double bedrooms and landscaped gardens has been thoughtfully refurbished to allow original features to remain a focal point, and to maintain a feeling of warmth throughout. Positioned in a quiet road close to the heart of Dartmouth, could this be your next Dartmouth home...

Dartmouth may be famed for its art galleries and its historic Royal Naval College, but it also has a fascinating array of local business, fine places to eat, even an award-winning arts centre with cinema and library. For the practicalities there are supermarkets and health services too.



A period front door approached over chequerboard tiling welcomes you to the home and tempts you over the threshold into this light and spacious home. Once through the front door, you are greeted by an elegant entrance hallway that sets the style for the rest of the home.

A door to the left leads you into the snug/ sitting room nestled at the front of the house, a cosy atmosphere and a large sash window overlooks the front. Alternatively, you could use this room as a study/home office.

Straight on off the hall is the kitchen/ dining room. Whether it's a frosty morning or sultry summer evening, this modern and stylish room is the ideal retreat where friends and family will naturally gather at the start and end of the day.

Plenty of storage is provided in the shaker kitchen that is bathed in light from the lantern roof light. There is plenty of space to whizz up your culinary delights. An ever so useful utility room is accessed from this room.

Take the stairs to the first floor...

After a busy day or a lazy afternoon, the resplendent first floor living room has everything you need to unwind with a glass of something special or a mug of hot chocolate. Features include a limestone fireplace, and a large sash window provides views of the garden. Decorated using a neutral, fresh palette, it would be easy to add in personal touches to instantly make this space feel like home.

From this room you will also find the door that leads you directly out where steps rise to the terrace area and garden beyond. There is a level lawn and mature trees and shrubs which provides privacy and shade in the summer months. A delightful summerhouse is located here.

A double bedroom and en-suite shower room complete this floor.



Heading up to a spacious, light landing which provides warmth and ease of access to two of the bedrooms both with en-suite bathrooms a further flight of stairs leads you to the top floor with a double bedroom to the front which has panoramic views over Dartmouth to the river beyond and bedroom five which would also make a great study.

This floor also has fabulous bathroom that benefits from lots of light through the roof light. If you feel the need, why not escape to enjoy bubbles in the freestanding bathtub, this room provides you the very best in luxury pampering.

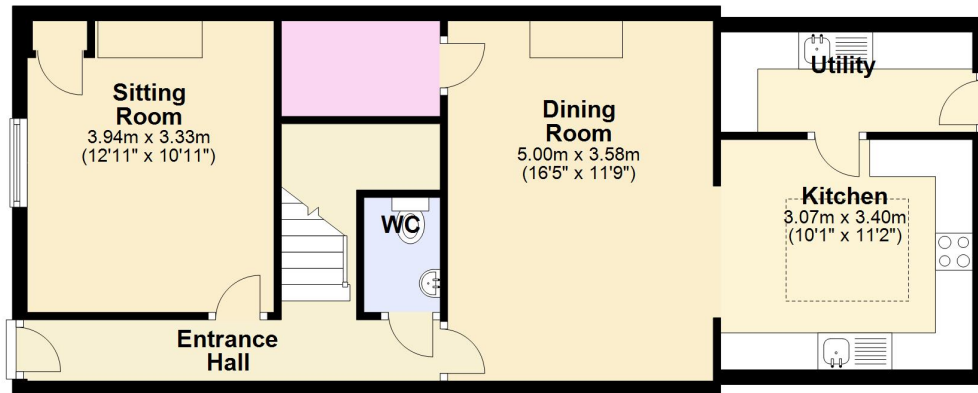
SERVICES: All main services including Gas, Electric and Water.

COUNCIL TAX: Band D, EPC Band - D

LOCAL COUNCIL : South Hams District Council

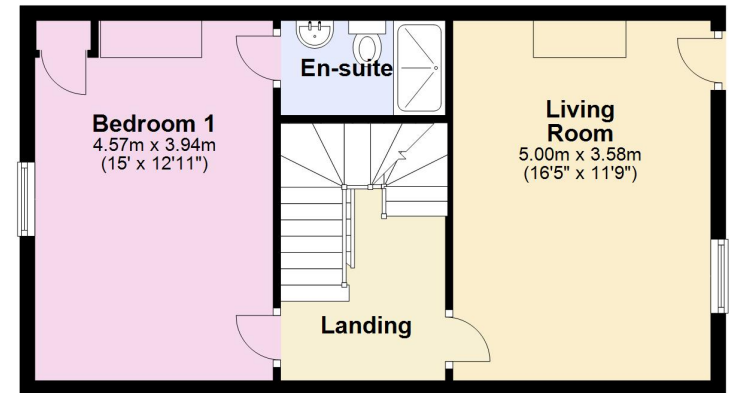
Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



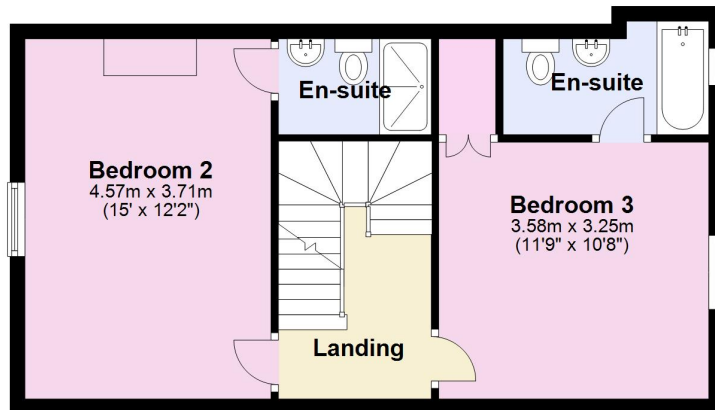
First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



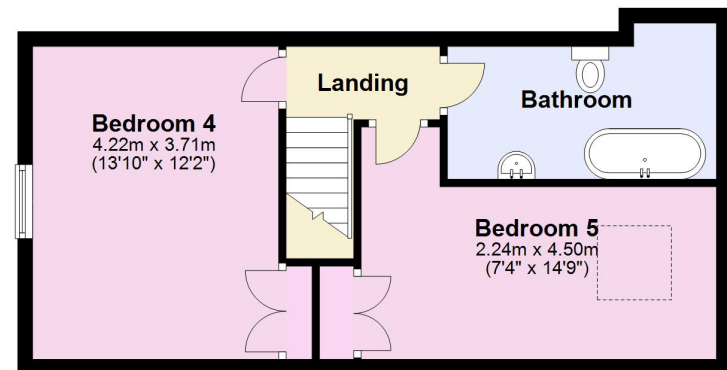
Second Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Third Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 189.8 sq. metres (2042.6 sq. feet)





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