

# ORLEANS DARTMOUTH



  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

---





# MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Orleans | 24 South Town | Dartmouth |  
Devon | TQ6 9BX

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon

Expressway 19 miles.

(All mileages are approximate)

## Accommodation

### Ground Floor

Entrance Hall | 2 Bedrooms with En-Suites | Utility Room |

Cellar under second bedroom.

### First Floor

Sitting/Dining Room | Landing | Laundry Room | Shower Room

### Second Floor

Kitchen | Office\Play Room | Store

### Third Floor

2 Bedrooms | Bathroom | Landing

### Outside

Low Maintenance Garden | Sun Terrace

(Garage In Town Available By Separate Negotiation If Required)

## Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk

1-3 Hauley Rd, Dartmouth TQ6 9AA

## Prime Waterfront & Country House Office

01548 8855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge TQ7 1PP

# ORLEANS

“An absolutely beautiful, Grade II Listed,  
double-fronted house”



An absolutely beautiful, Grade II Listed, double-fronted house situated within a short pleasant walk of the town centre, with a lovely terraced garden and stunning River Dart views.

The finish throughout has created a warm and homely ambience, and the property offers the opportunity to enjoy the wonderful lifestyle available living in this popular South Hams town riverside town. The house has been lovingly and sympathetically renovated by the current owners and now represents a wonderful light-filled, charming period home with stunning views across the River Dart.

The beautifully proportioned accommodation is arranged over four floors with wonderful uninterrupted river views from each floor and all principal rooms. This graceful home is a real gem, with charming spacious rooms and an abundance of exquisite period features.

On the ground floor is a welcoming entrance hall, two double en-suite bedrooms, a useful utility room and there is a cellar accessed from Bedroom 2. The main living accommodation is on the first floor with a most elegant open-plan living room with a sitting room area and a dining area both with a large bay window and a pretty feature fireplace in the sitting room. Completing this floor is the laundry room and a shower room.

On the second floor is an office/playroom and a store, plus a well-fitted and equipped kitchen with a comprehensive range of wall and base units with integrated appliances and double doors leading out to the rear paved terrace. There are two further double bedrooms together with a family bathroom on the second floor.

Outside to the rear is a charming low maintenance garden which provides plenty of opportunity to enjoy alfresco dining and the lovely views.

There is a garage nearby which is available by separate negotiation.







Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London, Paddington, can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

“Dartmouth is a beautiful waterside town,  
particularly well known as a sailing centre”









# Property Details

**Services:** Mains electricity gas water and drainage. Gas fired central heating

**EPC Rating:** Current: D, Potential: B

**Council Tax:** F

**Tenure:** Freehold

**Authority** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From Marchand Petit Dartmouth office cross the road and continue along Newcomen Road which in turn becomes South Town where the property will be found on the right hand side.

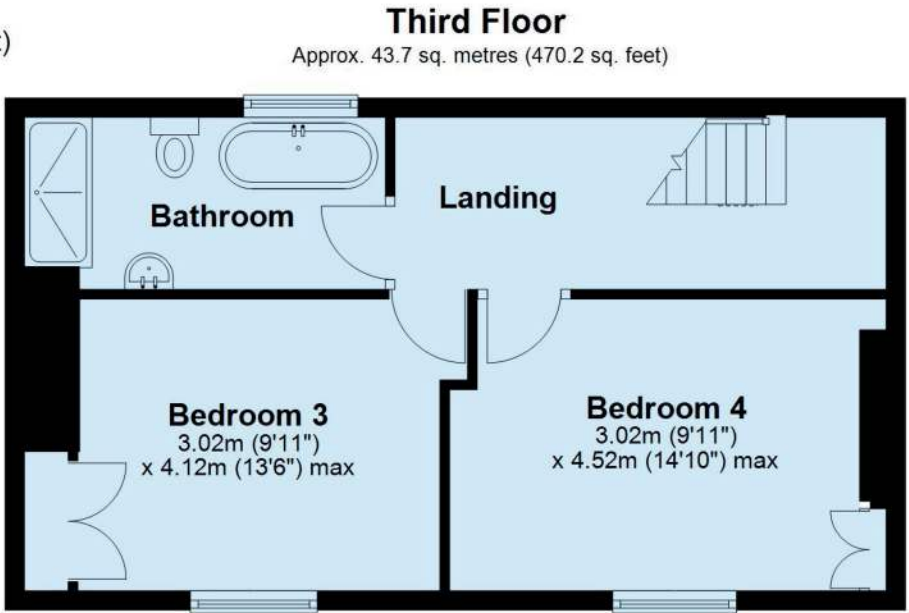
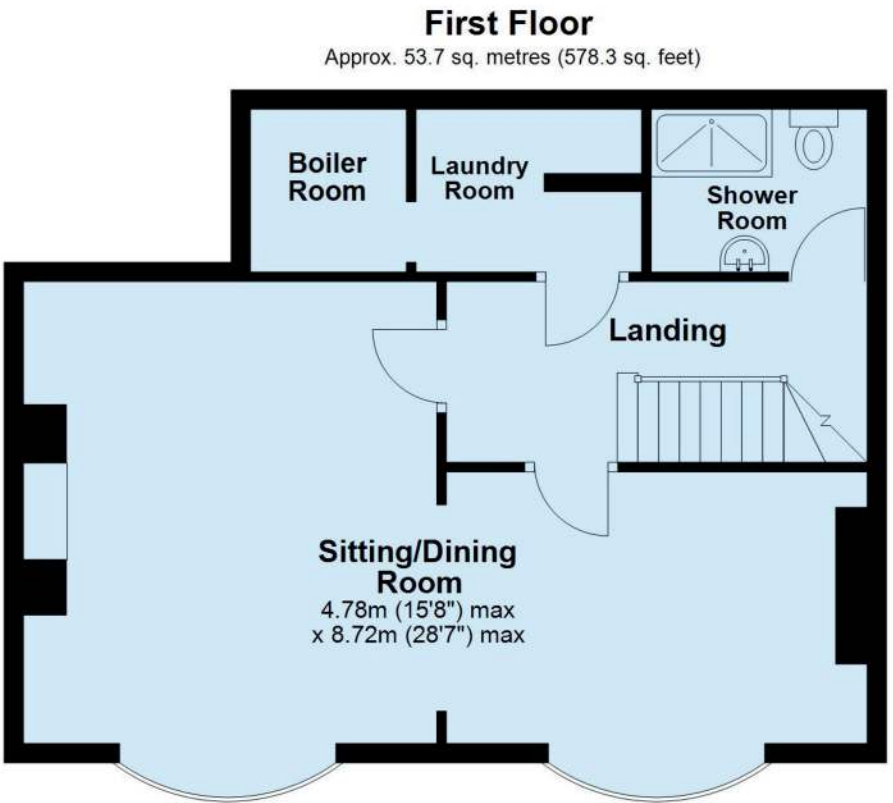
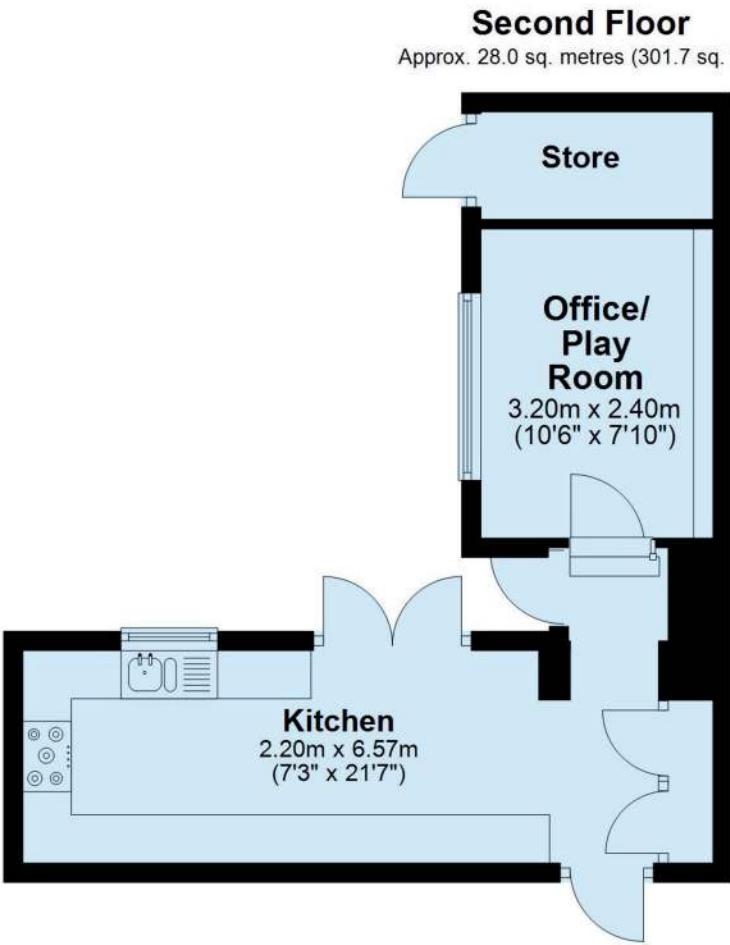
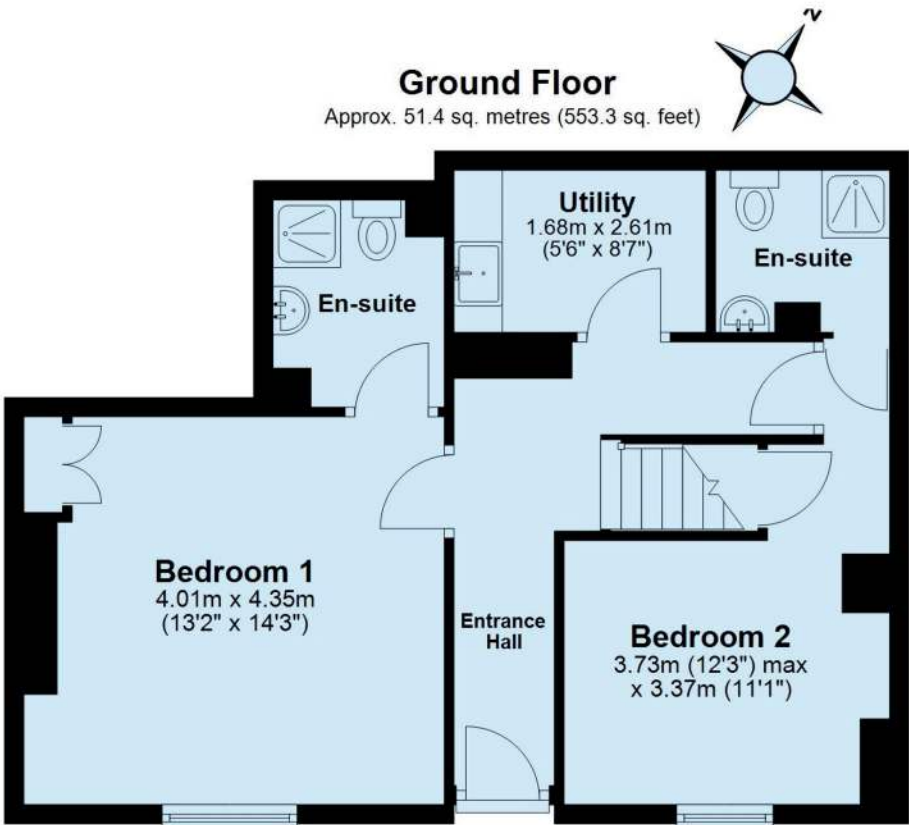
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190.





# Floor Plans



Total area: approx. 176.8 sq. metres (1903.5 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590