

7 CHURCH ROAD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



7 CHURCH ROAD, DARTMOUTH

Set in a peaceful and elevated position within walking distance of the town centre, this exceptional detached property boasts commanding views of the River Dart and surrounding countryside.

Currently arranged as a high-end bed and breakfast alongside a separate three-bedroom penthouse apartment, the property now benefits from full planning permission to be returned to a single grand residence. This opens up exciting possibilities, whether for multi generational living, a prestigious private home, or continued hospitality use.

Inside, the home has been thoughtfully and lovingly renovated by the current owners, with every detail carefully considered. The result is a graceful and stylish interior that reflects the building's heritage while embracing contemporary living. The accommodation is arranged over three floors, with the entire top floor dedicated to the light-filled penthouse apartment. Here, large Velux windows frame captivating views of the River Dart. The apartment includes three double bedrooms, a well-appointed kitchen, a sleek bathroom, and an open-plan living and dining area that offers a wonderful sense of space and light.

On the ground floor, a welcoming entrance hall sets the tone for the rest of the house. An elegant sitting room with a pretty period fireplace flows effortlessly into the dining room, where French doors open onto a sun-soaked paved terrace. The kitchen is open plan and fully equipped, complemented by a separate utility room and a quiet study. There are ten ensuite bedrooms in total, including four located on the ground floor, most of the rooms enjoy exceptional views.

Outside, the gardens are every bit as impressive as the interior. Lovingly landscaped and beautifully maintained, they offer a peaceful sanctuary bursting with mature planting. A large, south-facing terrace provides the perfect setting for outdoor entertaining or quiet reflection, with cleverly designed storage beneath. There is an expansive lawn framed by well-established borders and hedging, and a second terrace catches the sun throughout the day. Two detached outbuildings offer additional storage and the potential for further development, subject to the necessary consents.

Approached from Church Road, the property also benefits from ample generous off-road parking.

This property is a rare find — whether as an expansive private residence, a lifestyle business, or a combination of both — blending period elegance with modern luxury in a breathtaking location, ready to welcome its next chapter.

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.







KEY FEATURES

- Elegant Detached Period Property
- Stunning Views Across The Town To The River Dart & Surrounding Countryside
- Currently Run As A Boutique B&B
- Gorgeous 3 Bedroom Owners Apartment
- 10 Letting Rooms
- Stylishly & Beautifully Presented
- Ample Parking
- Planning Permission For Conversion To A Single Dwelling
- Stunning Landscaped Gardens & Large Paved Dining Terrace
- Two Detached Outbuildings









PROPERTY DETAILS

Property Address

7 Church Road, Dartmouth, Devon, TQ6 9HQ

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity gas water and drainage
Gas fired central heating

EPC Rating

Current: 66, Potential: 75

Council Tax Band

N/A

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

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 the Marchand Petit office proceed Fairfax Place and past the boat float on your right. Turn left on to Duke Street which becomes Victoria Road. Follow the road up the hill and around the sharp right hand bend, when you reach the beginning of Townstal Road, turn left into Church Road. Carry on up the hill where you will find the property on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Prime Waterfront & Country House 01548 855590



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FLOOR PLAN



Total area: approx. 485.3 sq. metres (5223.6 sq. feet)






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