THE coastal
HOUSE | ESTATE AGENTS

£ 76,950

Bolthole Cabin

Dartmouth, Devon, TQ6 0NH

The nautical inspired exterior welcomes you into its calming interior full of soft colours, quality oak and beautiful fabrics. The luxury bespoke kitchen is a real highlight, hand- painted with hidden built in details including life's little essentials like recycling bins and a dishwasher. The open-plan Sitting Room has an atmospheric flame effect fire that draws you in on cooler days but is always in competition with the open green Devon views from the large windows that will likely keep you entranced for most of your stay.

Bolthole Cabin has two Bedrooms, both doubles, one of them built-in cabin-style with drawers and storage underneath so you can tuck your cases away and make the place your own. This room also boasts a space designed for use as a dressing table or workstation if you need to work away from the office. The second double bedroom enjoys a window that looks out over the beautiful view. The contemporary warm Shower Room has a heated towel rail and a hidden Washer/Drier so you can take care of your holiday clothes. Ample built-in storage throughout enables you to live an uncluttered and carefree lifestyle. The grassy outside space is perfect for al fresco eating, sunbathing or for partaking in a glass of something special at the end of the day.

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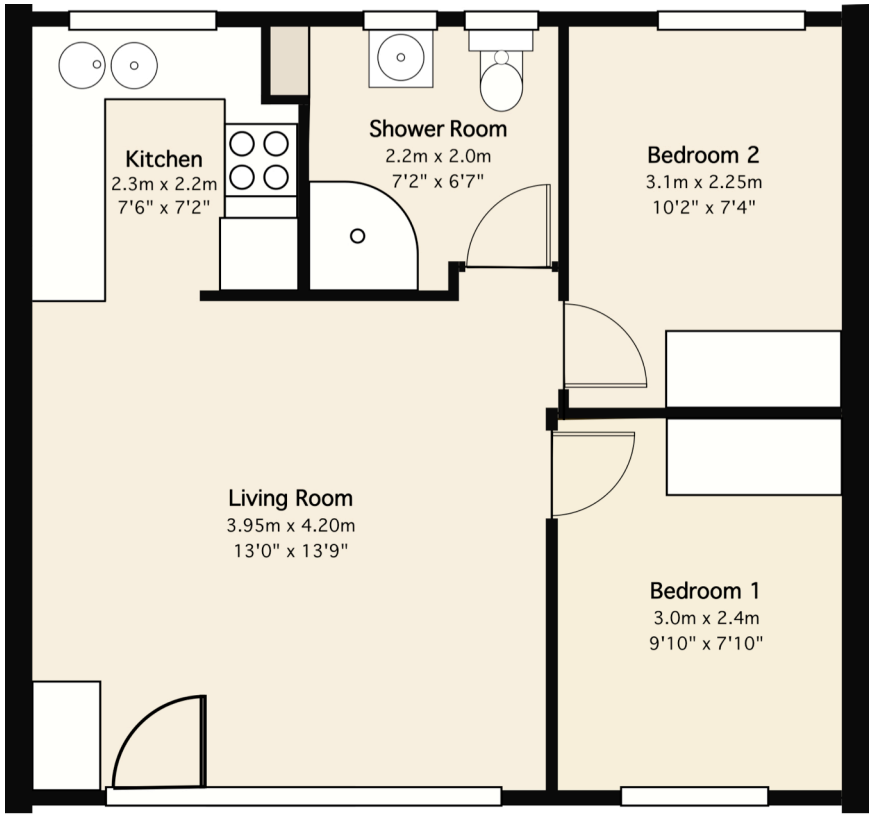

Total Internal Floor Area approx 38.9 sq metres (418 sq feet)

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Norton Park is in the beautiful South Hams of Devon, situated above Dartmouth approximately 5 minutes drive from the stunning waterfront and historic town centre. Norton Park is in a rural setting with beautiful views over the Devon hills and in some areas along the River Dart or out to sea.

The previous owners of Bolthole Cabin redeveloped the original unit for their own personal use with no expense spared in a total refurbishment including replacement of the whole of the internal structure and outside walls to create a stylish two bedroom apartment with modern facilities and completely insulated it to create comfortable year round accommodation. Bolthole Cabin became a bespoke holiday let property with the aim to close the gap between boutique hotels, conventional holiday cottages and traditional self catering.

Bolthole Cabin is currently available to let via Toad Hall Cottages (http://www.toadhallcottages.co.uk/holiday-cottages/bolthole-cabin/1466/) and the new owner could either continue this arrangement, or keep it for personal use only or a mixture of the two. **TENURE**: Leasehold 1970 for 99 years. Ground rent is £244.21 paid per quarter (£976.84 pa). **USAGE**: Holiday home 12 month usage. **RATES**: Currently 100% business relief so zero or **COUNCIL TAX** Band A.

PARKING: Parking space (numbered 227) and within the communal grounds visitor and extra parking. Buses stop at main entrance. **SERVICES**: Electricity, telephone/broadband, water and mains drainage are connected.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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