

# Cheyne *Lodge*



COASTAL COLLECTION  
BESPOKE & UNIQUE PROPERTIES



For a home of substance and character, a bolt-hole from the city with instant access to Dartmouth, walks and amenities...take a look around 112a Above Town, a stunning ground floor apartment in Cheyne Lodge!

The house was built in the Edwardian era as a wedding present for a daughter of the Pillar family (builders) who married one of the Philips (boat builders) family. The influence of the boatbuilders is evident in the quality of the woodwork and in particular the pitch pine conservatory and veranda. The brief was that all principle rooms had to have a view of the sea.

The name Cheyne Lodge was chosen to pay homage to the defensive chain which stretched across the river mouth to deter a waterbourne invasion by the

Spanish Armada and others. Elevated above the river it is set securely on the rock bed of a former quarry (the highest foundation in Above Town) in a peaceful area of Dartmouth yet only a few minute's walk from the hustle and bustle of the centre of town.

It has enviable panoramic views that extend from the Boatyard at Noss Marina via the Royal Naval College, Kingswear, and the river mouth and the sea beyond.

Living here you tune in to the ebb and flow of the river, the changing tide, and especially the moon tracking in its various phases reflecting across the river.



*A Home of Substance and Character*





*Views to die for*

With its own section of private gardens, approach 112a, Cheyne Lodge from its private parking place up the slate paved path to its front gravelled patio.

Step through the period stained glass front door, partially glazed to draw in the natural light, and into the conservatory with attractive black

white chequer board tiled floor. Ahead, a doorway frames the stunning stained glass door for an inviting glimpse beyond.

Approached on the right is the living room with large walk in bay window that overlooks the garden and river beyond. The view out to sea is perfectly

framed. Subtle wall lighting and suspended chandelier overhead add to the illumination.

The cast iron log burner fits in perfectly with the original marble surround fireplace and provides that welcome warmth and glow in the winter months.



# *The Heart of the Home*



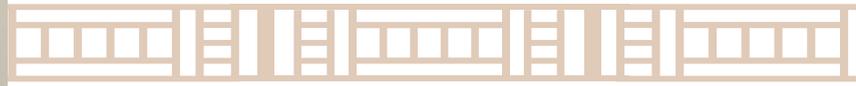
The kitchen is a particular feature of this home, painted cupboards with built in sink are topped with a solid oak worktop with painted shelving above.

A central painted unit with granite top provides that all important extra preparation space whilst a large wall of painted built in cupboards house the integrated fridge freezer.



A walk in bay window provides the perfect space to dine and enjoy the panoramic river views.





Returning to the entrance hall, continue on, arriving at the first of the three bedrooms on the right, this first room was originally designed as the kitchen of the house and still has the timber fireplace recess that would have housed the original range.



*Sweet Slumber*





Sneak a peek into the family bathroom with white suite before heading into the third bedroom at the end of the hall, this cosy room would also make a perfect snug or home office. There is a handy extra WC tucked away just round the corner.

The master bedroom has ever so useful built in wardrobes and a bay window to the side of the property.



# *A Sight to Behold*



Step back outside to enjoy the private gardens that wrap around the house. This is an ideal area to entertain guests during Dartmouth Royal

Regatta, from the rowing events, to air displays to the fireworks finale. The property also has that all elusive off road parking which is

a significant asset to any property in Above Town. The parking space will also be provided with an electrical vehicle charging point.





COASTAL COLLECTION

# Dartmouth Living



Standing proud over Dartmouth, Cheyne Lodge has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood, and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta. On the town's doorstep, you will find the South West Coastal Path and the

South Devon AONB area, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway. Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town.

The nearest educational institution is the Ofsted-rated “Good” Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18 year-olds with an “Outstanding” education. Totnes offers rail links across the country, including London Paddington. The A38 Devon Expressway, accessed at Buckfastleigh, provides quick links to Exeter and the rest of the county.

# Floor Plan

## Ground Floor

Approx. 101.3 sq. metres (1090.3 sq. feet)



Total area: approx. 101.3 sq. metres (1090.3 sq. feet)



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