

# 4 THE MANOR HOUSE

## Hillfield



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 4 THE MANOR HOUSE

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A beautifully presented and elegant first-floor apartment, offering spacious open-plan living, three double bedrooms, beautiful countryside views, and allocated parking.

This wonderful home would make a perfect lock up and leave bolthole, chic main home or an ideal investment to let out.

Accessed via a charming communal courtyard garden, this apartment forms part of a stunning converted country house and enjoys far-reaching views across the surrounding countryside. Refurbished to a high specification throughout, the property blends period charm with a modern contemporary style.

The accommodation comprises of a bright and airy open-plan living space, with a well-appointed kitchen featuring high-quality integral appliances and Unistone quartz worktops, seamlessly flowing through to the living and dining areas from where the beautiful views are enjoyed.

There are three generous double bedrooms, including a principal bedroom with an en suite shower room, alongside a sleek and stylish family bathroom.

Outside there are communal grounds available to enjoy and the property benefits from an allocated parking space. In the basement there is a most useful secure storage facility.

With its idyllic setting, elegant interiors, and contemporary finish, this apartment offers a perfect balance of comfort, style, and convenience.

Hillfield Village occupies a tranquil rural setting promoting a relaxed yet active outdoors lifestyle, situated just a couple of miles outside of Dartmouth. 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 South West. 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

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- Spacious Elegant first floor apartment
- Stylish Open plan living
- 3 double bedrooms, 1 en suite
- Separate family bathroom
- Beautiful views of the surrounding countryside
- Allocated parking
- Full residential status
- Lovey communal grounds









# PROPERTY DETAILS

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**Property Address**

4 The Manor House, Hillfield Village, Dartmouth, Devon, TQ6 0FA

**Mileages**

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

**Services**

Mains electricity and water. Private drainage .Electric heating

**EPC Rating**

Current: C Potential: B

**Council Tax Band**

D

**Tenure**

999 year lease from November 2015. Share of Freehold  
£1593 p.a. service charge

**Authority**

South Hams District Council

**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**

Proceed out of Dartmouth on the A3122 driving through Norton. Take the second left into Bugford Lane and after about ½ mile, the entrance to Hillfield Village will be found on the left

**Viewing**

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



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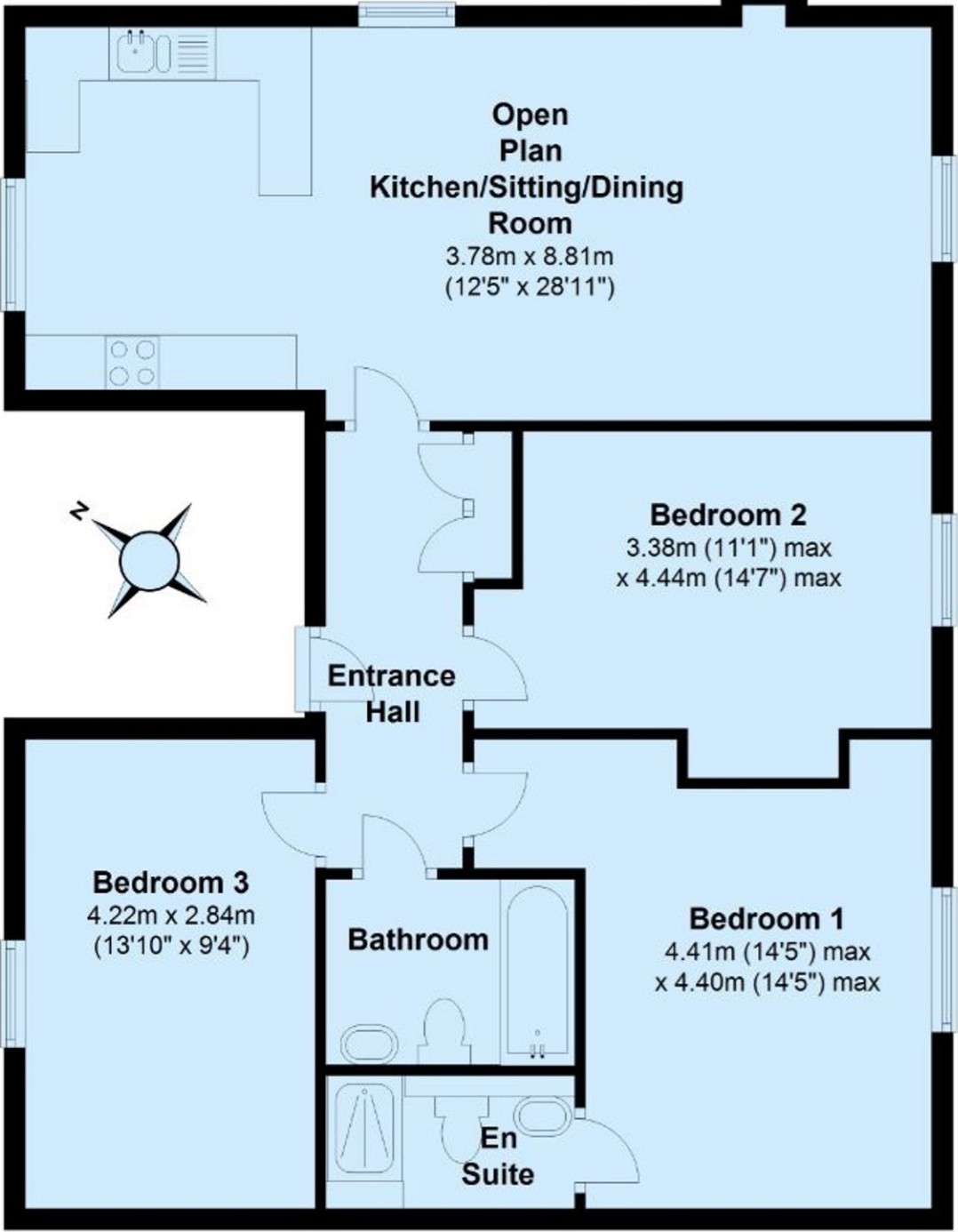
# FLOOR PLAN

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## 4 The Manor House, Hillfield

### First Floor

Approx. 80.4 sq. metres (865.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.5 sq. feet)





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