



Cairn House, 3 Horn Hill, Dartmouth, TQ6 9RA

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS







## Cairn House, 3 Horn Hill, Dartmouth, TQ6 9RA

A delightful Grade II listed townhouse, dating back to the early 17th Century, exudes character and charm while incorporating modern touches for comfortable living. Arranged over three floors, this historic home welcomes you with a kitchen/dining room and a convenient downstairs cloakroom on the ground floor. On the first floor there is a cozy living room. The top floor features three bedrooms and a full bathroom, offering ample space for family and guests. Ideally located close to the waterfront and the centre of Dartmouth, this townhouse provides easy access to local shops, restaurants, and amenities. The blend of historic charm and modern convenience makes it an ideal bolt hole for weekend getaways or a potential holiday let investment. Immerse yourself in the unique atmosphere of this period home while enjoying the vibrant surroundings of one of Devon's most picturesque towns.

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.

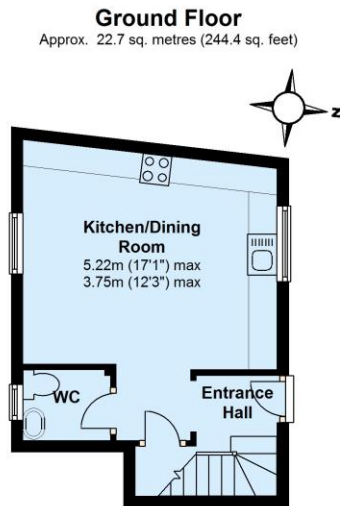
Please note that some photographs are from previous marketing

### KEY FEATURES

- Grade II Listed Townhouse
- Centrally Located
- Modern Kitchen/Dining Room
- Sitting Room
- 3 Bedrooms, 1 Bathroom, 1 Cloakroom
- Mains Electricity, Gas, Water and Drainage
- Gas Fired Central Heating

BEDS 3 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX Band D | TENURE Freehold

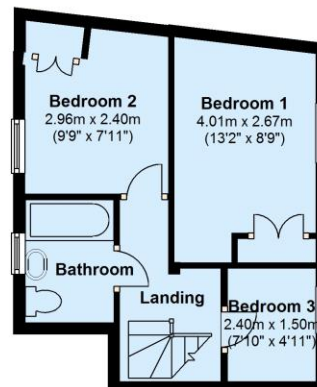
Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk) [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)



**First Floor**  
Approx. 26.4 sq. metres (283.9 sq. feet)



**Second Floor**  
Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 75.9 sq. metres (817.1 sq. feet)

#### DIRECTIONS

On foot from our offices in Hauley Road proceed up Horn Hill Steps (adjacent to Whistlefish Gallery). Cross over Higher Street by the Cherub Inn and Cairn House will be found at the foot of the second set of steps on the left hand side.

#### 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.

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