
THE HERMITAGE
DARTMOUTH, DEVON
JACKSON-STOPS

THE HERMITAGE, 150 ABOVE TOWN, DARTMOUTH, DEVON

TOTAL APPROX. FLOOR AREA 3,708 SQ FT / 345 SQ M

An elegant and beautifully restored period house, with additional guest annexe, situated in about an acre, overlooking the Dart Estuary.



GROUND FLOOR

- Entrance Hall
- Morning room
- Dining room
- Living room
- Kitchen / breakfast room
- Butlers pantry
- Cloakroom

LOWER GROUND FLOOR

- 20' bedroom / family room, with dedicated shower room off staircase

FIRST FLOOR

- Two double bedrooms
- Bathroom
- Shower room
- Balcony

SECOND FLOOR

- Further double bedroom
- Large walk-in attic storeroom

GUEST ANNEXE

- Living room
- Bedroom
- Shower room
- Private terrace

OUTSIDE

- Beautiful gardens and bluebell woods
- Dining terrace
- Veranda
- Balcony,
- Garden shed
- Car port for three cars

- Garage in centre of town available by separate negotiation if required

LOCATION

Dartmouth is a beautiful waterside town and is celebrated for its rich maritime heritage, being home to the Britannia Royal Naval College. The town is one of the jewels in Devon's crown, offering outstanding natural beauty, and a vibrant year-round community. Above Town is a quiet residential road, elevated above the Dart Estuary, with some of the best views on offer, overlooking the water and across to Kingswear and the surrounding countryside. The town centre, which can be reached on foot in a few minutes, offers a wonderful and varied selection of shops, boutiques, galleries, pubs and restaurants, including The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025. Dartmouth hosts several yearly festivals, including the Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Alongside the traditional bakers, butcher and grocer, there are two supermarkets and an M&S Food Hall. The town is well serviced with a new health and well-being centre, a cinema, a leisure centre and both indoor and outdoor swimming pools. The River Dart, which flows from Dartmoor, through Totnes and out to sea at Dartmouth, is always a hive of activity, and as a deep-water port, attracts boats from all over the world.









Dartmouth lies within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves. The mainline train station at Totnes runs a regular service to London in just over 2.5 hours and the A38 (M5) is about 19 miles.

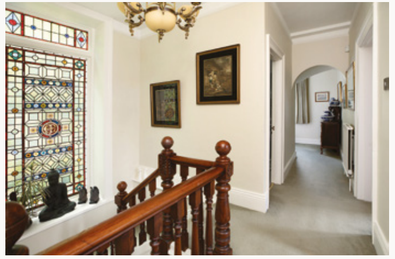
THE PROPERTY

Situated in iconic and elevated position above the Dart Estuary, this elegant period residence is believed to date from circa 1860, with earlier origins dating back to the 1700s,

The Hermitage has been beautifully restored and seamlessly blends period features and character with contemporary living. An impressive entrance hall sets the tone, leading through to a delightful morning room where a coal-effect gas fire sits within an ornate surround, complemented by a bay window framing captivating river views. The living room echoes this elegance, featuring a further ornate fireplace and equally breathtaking views. At the heart of the home lies a beautifully appointed kitchen / breakfast room, thoughtfully designed and fitted with a bespoke Neptune design.









This space combines craftsmanship and practicality, with a comprehensive range of integrated appliances, a Rangemaster with gas burners, a generous central island, a pantry cupboard store and walk through Butler's pantry. Arched French windows open onto the terrace, creating an exceptional connection between inside and out, ideal for entertaining against the backdrop of the estuary. The dining room, another elegant reception room, enjoys fine views and a feature fireplace.

The lower ground floor offers a versatile 20-foot room, ideal as a generous guest bedroom or additional reception space, with access to a nearby shower room.

The first floor comprises a galleried landing with doors opening onto a balcony, again, perfectly placed to enjoy the views, two double bedrooms, a family bathroom and a separate shower room. Stairs rise to the second floor, where there is a further double bedroom and walk-in attic storeroom.

The charming guest annexe with its own independent access and private terrace, comprises two floors, offering a sitting room and further bedroom, with shower room.

OUTSIDE

Set within about one acre of grounds and woodland, there are terraces perfectly positioned for al fresco dining and entertaining and beautifully designed to capture the far-reaching views across the Dart Estuary. There is a shed and two stores, a front veranda and balcony. There is a driveway / car port that can accommodate 3 / 4 vehicles







DIRECTIONS (TQ6 9RH)

On foot proceed up Smith Street, which is opposite the Co-Op, and this in turn becomes Crowther Hill. Fork Left into Above Town and continue to the end, where The Hermitage will be found on your right before the road descends the hill to Warfleet.

What3words – ///saloons.next.hockey

PROPERTY INFORMATION

Services: All mains are connected

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax Band: G

EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222

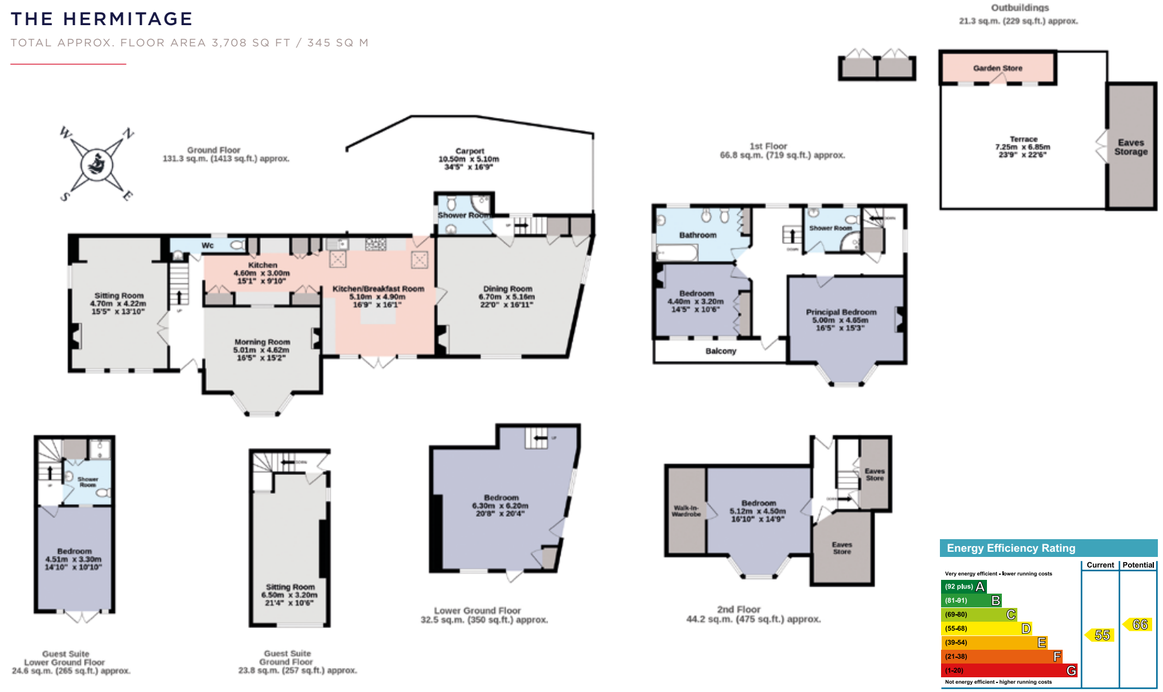






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Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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