

Broome Court
Dartmouth



Strutt
& Parker

Land and property. Since 1885



An impressive and substantial barn conversion offering a flexible layout, beautifully presented accommodation throughout and wonderful country gardens, set in a picturesque rural position close to the sought-after town of Dartmouth.

Originally built in the 1800s, Broome Court has been thoughtfully transformed over the years into the exceptional country house it is today. More recently, the property has undergone an extensive renovation programme, both inside and out, creating a unique and spacious home that seamlessly combines its original character with elegant modern touches. Set in an idyllic rural location, the house is surrounded by established gardens and enjoys uninterrupted views across the surrounding South Hams countryside.

The property

The property is arranged around a central courtyard, with a striking south-facing glass passageway forming the principal entrance hall. There are several beautifully presented reception rooms, including the sitting room, library, a conservatory and a summer room which features a Scandi-style log burner, vaulted ceiling, exposed timber beams and wonderful views over the gardens. The 27ft characterful kitchen and dining room is a particular highlight, with rustic overhead timber beams, bespoke modern units an Everhot range and space for a large family dining table. The ground floor further offers a home office, kitchenette and snug, located within a separate wing to provide excellent flexibility for both family living and home working. Upstairs, the main house has five well-appointed bedrooms, including the principal bedroom which benefits from a triple aspect welcoming plenty of natural light, a dressing room and an en suite bathroom. Two of the bedrooms on this floor also benefit from en suite facilities, while there is also a family bathroom.

The self-contained annexe is located on the first floor and accessed via its own private external staircase. There is a fully equipped kitchen, a beautifully presented sitting room and one large double bedroom en suite as well as an additional shower room.

Outside

The beautifully established gardens surrounding the property are a standout feature, offering a wonderful sense of tranquillity and seclusion. Set within just under an acre, the grounds include rolling lawns, well-stocked flowerbeds, a selection of maturing fruit trees, a fruit cage and a small copse. There are numerous peaceful seating areas throughout the garden including a spacious rear terrace, ideal for al fresco dining and enjoying the exceptional views over the neighbouring farmland and the Blackpool Valley. The grounds also include a central Mediterranean style courtyard which features maturing rose beds, an ornamental pond, Yorkshire stone, Rothendale sandstone cobble setts and gravel pathways with inset lighting, complimented by established trees and shrubs. A gravel driveway provides ample parking space for multiple vehicles as well as access to the outbuildings which include a biomass boiler and hopper, a store shed, 17ft workshop and a wood store.

5,148 sq ft (478 sq m) | Freehold
5 reception rooms | 5 bedrooms
4 bathrooms | Self-contained one-bedroom annexe | Beautiful established gardens | Exceptional views | Parking | Outbuildings

Guide price £2,250,000

Location

The property is in a stunning and secluded South Devon position, surrounded by rolling countryside yet within two miles of Dartmouth town centre. Dartmouth is a highly desirable town, set on the western bank of the River Dart estuary in the beautiful South Devon National Landscape. The town offers several of the necessary everyday amenities, including four supermarkets, a leisure centre, high street shops and a variety of restaurants, cafés and bars, as well as state primary and secondary schooling. The picturesque town is an ideal setting for sailing, lying on the River Dart, close to the estuary and the south Devon coastline, while there are plenty of other leisure activities, including coastal walking and several good golf courses nearby. The towns ferry service offers crossings to Kingswear, with easy onward travel towards Brixham, Paignton and Torquay, while Totnes is around 10 miles away. Within 15 miles, the A38 provides routes towards Exeter and Plymouth.

Postcode region: TQ6

General

Local Authority: South Hams District Council

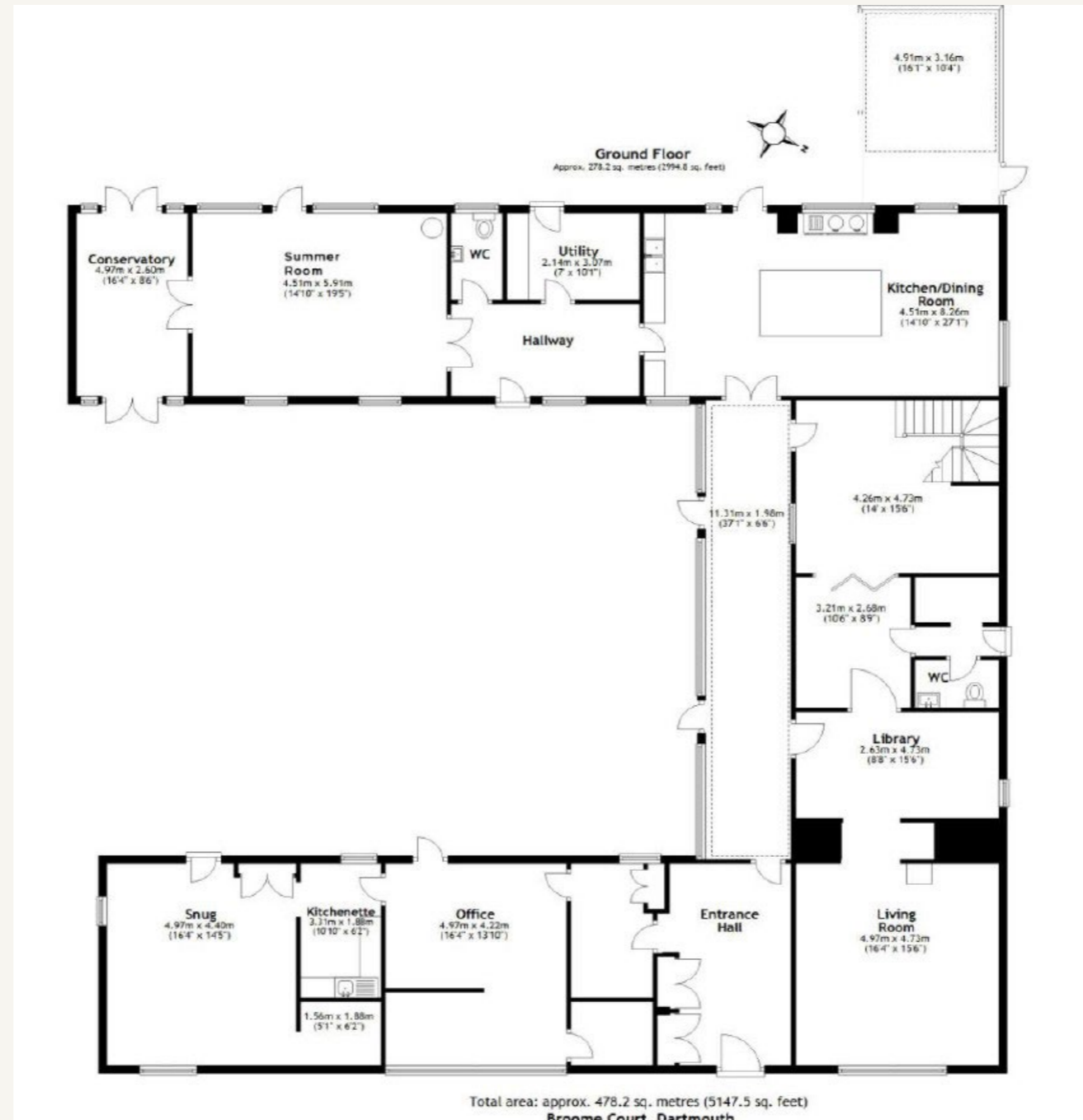
Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Bio-mass wood pellet boiler and solar panels with Tesla storage battery.

Council Tax: Band G. Annexe band A

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



First Floor
 Approx. 200.0 sq. metres (2152.7 sq. feet)



Strutt & Parker Exeter

24 Southernhay West, Exeter, Devon EX1 1PR
 01392 215631 | exeter@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.



Strutt
& Parker

Land and property. Since 1885.