

# WATERVIEW HOUSE

FORE STREET

KINGSWEAR

DEVON





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*An elegant period family home situated in the very heart of this picturesque village that enjoys panoramic waterfront and rural views with easy level access to all the local village amenities and transport links. The property has been beautifully decorated and furnished throughout and offers the perfect estuary lifestyle and is within easy walking distance of the Royal Dart Yacht Club and the ferry across to Dartmouth.*

Spacious open plan  
kitchen/diner

Stunning lounge with  
roof top balcony

Magnificent close  
river views

Four bedrooms  
(two ensuite)

Central village  
location

Roof top terrace

Gross internal floor area (approx.)  
132m<sup>2</sup>

Guide Price  
£615,000

Dartmouth 3 mins by ferry

Totnes 12 miles – London Paddington 2 hours 50 minutes

Exeter 31 miles – London Paddington 2 hours 4 minutes

All distances and times are approximate



## Waterview House - Freehold

- This elegant period property in the heart of picturesque Kingswear village is ideally situated to take full advantage of the stunning rural and river views with easy level access to all local village amenities and ferries to Dartmouth as well as public transport further afield. With the steam railway close by and the marina in front you can enjoy many a day outside on the roof terrace watching the comings and goings both on land and on the water.
- Beautifully decorated and furnished throughout this property is ideal for someone wanting to put their bags down and enjoy life by the water.
- With Kingswear boasting some of the best scenery and coastal walks as well as plenty of activity in the community to get involved in, this is a lovely spot to call home.
- Waterview House is accessed through an iron gate with paved area leading to a front door opening to the **ENTRANCE HALL** off which are two bedrooms.
- **BEDROOM 1** has a lovely bay window fitted with a double glazed sash looking out across to Dartmouth town. This spacious double bedroom benefits from an **ENSUITE** comprising full bath with shower over, low level w.c., pedestal wash hand basin, underfloor heating and a light tunnel bringing in natural light.
- **BEDROOM 2** is a good sized single enjoying water and woodland views with large under stairs storage.
- **SHOWER ROOM** with underfloor heating, large walk in shower with glazed screen, low level w.c. and pedestal wash hand basin.
- Stairs lead up to the first floor comprising:
  - **OPEN PLAN KITCHEN/DINER** with two double glazed bay windows ensuring this spacious room is bright and light as well as affording superb close river and marina views and far-reaching rural and woodland vistas.
  - **KITCHEN** comprises fitted wall and base units with integrated dishwasher and fridge/freezer, oven and separate grill with hob over and stainless steel extractor fan above. Tiled floor with underfloor heating in the **KITCHEN** with **DINER** benefiting from wood flooring.
  - **UTILITY** with space for washing machine, large cupboard housing hot water tank, fitted wall and base units, low level w.c. and sink.
  - Part glazed back door leads out to **REAR TERRACE** with side gate access to the road.



- Stairs continue upto the second floor with accommodation comprising:
- **BEDROOM 3 with ENSUITE** is a lovely bright and spacious double bedroom with double glazed sash window and separate 'port hole' round feature window looking over the marina, River Dart and across to Dartmouth town and the Britannia Royal Naval College.
- The **ENSUITE** comprises a full bath with shower over and glazed shower screen. Tiled walls and floor with underfloor heating. Low level w.c., pedestal wash hand basin and heated towel rail. Double glazed windows to rear elevation.
- **BEDROOM 4** is another good sized double with views over the river and surrounding countryside through its double glazed sash window.
- Stairs continue up to the third floor.
- A large **SITTING ROOM** with **ROOF TERRACE** awaits with its stunning panoramic river and rural outlook.
- The **SITTING ROOM** benefits from windows to both sides affording lovely views of Kingswear village and a gable end window wall to the rear ensuring this space feels open and airy. In addition two doors open out onto the **ROOF TERRACE**.
- **ROOF TERRACE** provides ample space for al fresco dining and entertaining whilst watching the boats moored in the marina or the activity on the River Dart. With panoramic views including Dartmouth town, the Britannia Royal Naval College, Hoodown Woods and the beautiful surrounding countryside this is a perfect retreat from all the hustle and bustle.
- **OUTSIDE A COURTYARD** to the rear of the property opens to the first floor landing. The courtyard may be accessed from Wood Lane and the village centre via a side gate.



### About the area:

- Kingswear lies on the east bank of the River Dart in one of the most beautiful estuaries in the South West.
- The brightly coloured houses of this picturesque village overlook the Marina and fishing quay whilst the nostalgic sounds of the Dartmouth Steam Railway resonate along the valley during summer months.
- There is a village store selling local and organic produce, a post office, church, primary school, bistro and inns.
- A short ferry trip across the river enables easy access to the ancient port of Dartmouth with its shops and fine restaurants and further afield to explore the rest of the Devon countryside and coastline.

### Local activities and attractions:

- The village has an excellent year round community and offers a range of activities and societies including art, fitness, golf, local history, ramblers, as well as sailing.
- For the enthusiastic yachtsman there is Darthaven Marina and the Royal Dart Yacht Club both a stone's throw away and for the golfers there are local courses in Churston, Dartmouth and further afield.
- Dartmouth Royal Regatta is a highlight of the calendar with its racing on the water, plus aerial displays from the Red Arrows, Typhoons and World War II planes as well as music and delicious food to sample.
- Glorious unspoilt beaches on National Trust land are close by and the Southwest coastal path runs through the village enabling you to enjoy the scenery.

### Transport:

- The new Devon link road enables easy access to Exeter, the M5 and beyond.
- There are frequent rail services from Totnes, Newton Abbott and Exeter direct to Bristol, Birmingham, Edinburgh and London Paddington and the steam railway links Kingswear with Paignton and connects with river cruises for day trips and sightseeing.
- Airports providing domestic and international connections are in Exeter and Bristol.

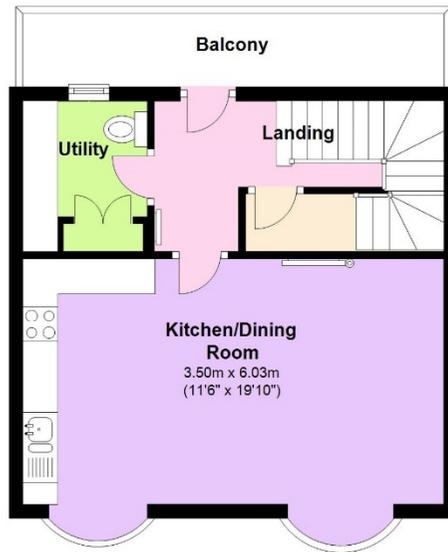


## Ground Floor



Total floor area = 132m<sup>2</sup>

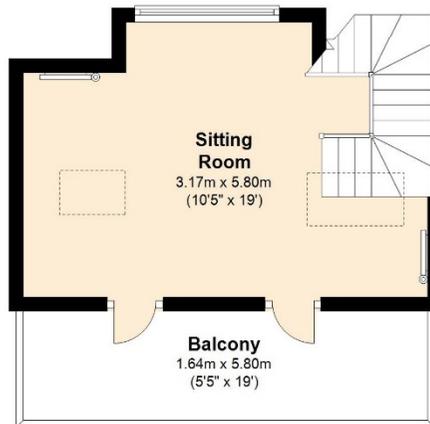
## First Floor



## Second Floor



## Third Floor



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. The Coastal House, for the vendor of the property whose agents they are, give notice that:

1. These particulars are produced in good faith, as a general guide only and do not constitute part of a contract.
2. No person in the employment of The Coastal House has any authority to make or give any representation or warranty whatsoever in relation to this property.

**SERVICES:** Mains water, drains, electricity. Electric heating (no mains gas in Kingswear)

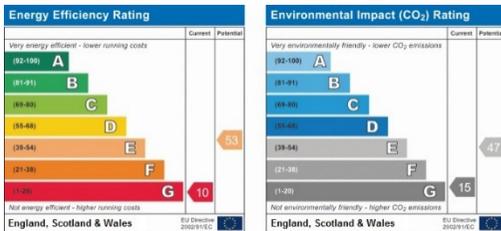
**COUNCIL TAX:** Band E

**EPC:** G

**TENURE:** Freehold

**LOCAL AUTHORITY:** South Hams District Council t: 01803 861234

**DIRECTIONS:** From Exeter and the M5 follow the A38 and A380 towards Torbay joining the ring road (A3022) around Torbay, following the signs to Brixham and Dartmouth. Join the A379 following similar signs and after about 1 mile, just beyond the garage, turn right, signposted Kingswear. After about 2 miles go straight across the roundabout and immediately bear left, signposted to Kingswear. At the bottom of the hill keep left and then bear right onto Lower Contour Road. Waterview House can be found at the end of this road just before the Banjo on the left hand side.



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