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Lower Contour Road

# Ivydale

Lower Contour Road, Kingswear, Dartmouth, Devon, TQ6 0AL



Totnes 11 miles - Kingsbridge 13 miles  
Exeter 39 miles

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## A lovely two bedroom period property with stunning river and countryside views

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- Large open plan kitchen/diner and sitting room
- Two good size double bedrooms
- Roof garden with stunning views
- No onward chain

Guide price £380,000



### SITUATION

Kingswear is one of the most picturesque villages in the South West with its tiers of streets lined with some very individual and often brightly coloured properties.

Along with a welcoming community, the village also boasts a small primary school, church, restaurant, general store, two public houses as well as a marina, yacht club and a steam railway. A short passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants.

### DESCRIPTION

Ivydale is a lovely spacious two bedroom home in the heart of picturesque Kingswear village. With period features aplenty, level access and private roof terrace from which to enjoy views up river and across to the Britannia Royal Naval College and Dartmouth town, this is an ideal retreat close to all local amenities.

### ACCOMMODATION

From the paved front courtyard the front door opens into a porch with original Victorian tiled floor and part glazed internal door opening into the hallway with wood effect laminate flooring and under stairs storage cupboard. Doors lead to the open plan sitting room with period exposed floorboards, high ceilings, working period feature fireplace, large double glazed bay windows and with an arch through to the kitchen/diner with fitted wall and base units, stainless steel sink with drainer and integrated waste disposal unit. Space for under counter fridge, dishwasher and cooker with integrated extractor above. French doors to the Juliet balcony provide beautiful water and woodland views, From the hallway a door leads to the cloakroom with laminate flooring, low level wc, hand basin, heated towel rail and double glazed windows with views

towards Waterhead Creek and Dartmouth. Carpeted stairs rise to the first floor landing with large double glazed window and under stairs storage cupboard housing the water storage tank. Bedroom one, a spacious double with large double glazed windows and glorious water views. Bedroom two, a light and airy room with large double glazed bay window, period fireplace and hand wash basin with integral cupboard. The family bathroom includes bath with electric shower and shower screen, low level wc and hand basin, part tiled walls, double glazed window, wooden floorboards and heated towel rail. Continue up the second flight of steps to the second sitting room with stripped wooden floorboards, under eaves storage, large velux window and sliding door out to private balcony with stunning river and countryside views.

### OUTSIDE

Level access at the front of property via a paved courtyard. Lovely roof terrace with stunning countryside and river views. Residents parking with permit is available.

### SERVICES

Mains water, drains and electricity are connected.

### TENURE

Freehold.

### LOCAL AUTHORITY

South Hams District Council.

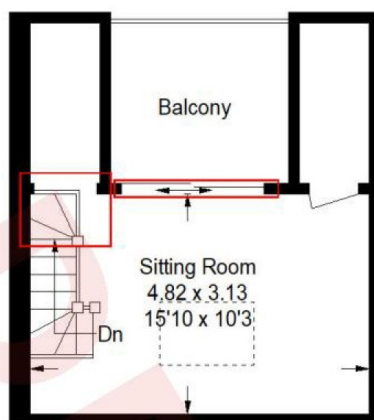
### DIRECTIONS

From Dartmouth proceed across the river on either ferry to Kingswear. Continue walking up Fore Street proceeding onto Lower Contour Road and Ivydale is opposite the Junior School on the left hand side.

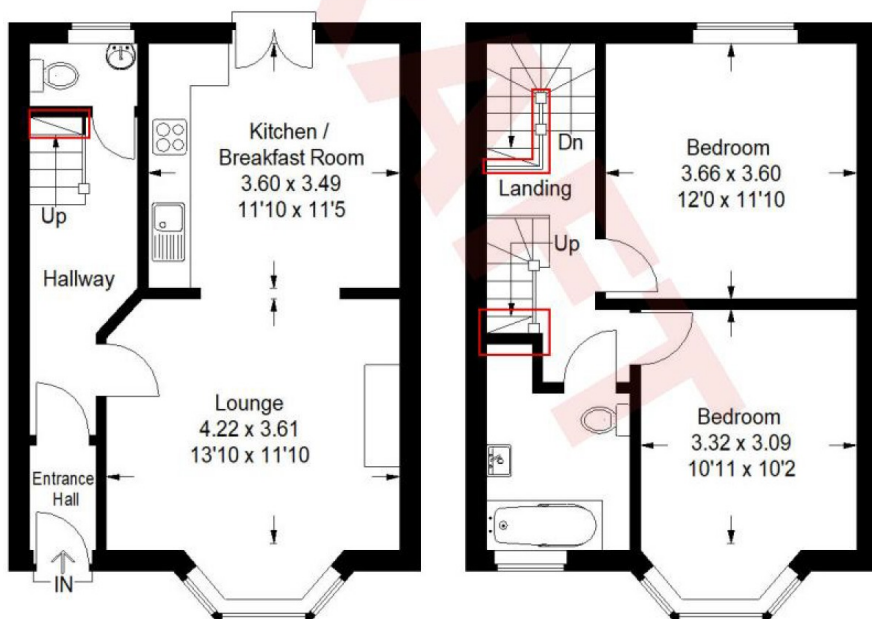




Approximate Gross Internal Area  
99.8 sq m / 1074 sq ft



**Second Floor**

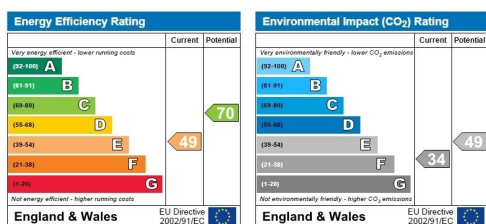


**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars are a guide only and should not be relied upon for any purpose.



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