

RIVENDELL

UPPER WOOD LANE KINGSWEAR DEVON





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A well-maintained detached residence in a quiet location with spectacular far-reaching water and woodland views.

Spacious Sitting Room with wood-burning stove

Kitchen/Dining Room leading to Balcony

Balcony with stunning Views



Master Bedroom Suite

Further 3 double Bedrooms

Study/Bedroom 5

Level Access

Garage & Parking plus Workshop

Landscaped Gardens



Gross internal floor area (approx.) 177 m²



Guide Price

£835,000 with additional land option at £50,000



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



RIVENDELL – FREEHOLD

- Rivendell sits in a commanding position above the picturesque village of Kingswear, an Area of Outstanding Natural Beauty on the east bank of the River Dart.
- This well-maintained residence is situated in a quiet cul de sac with ready access to the village centre, the beautiful surrounding countryside and the South West Coastal Path.
- The property is in a sunny position and has the rare advantages of level access to its principal open plan living area, ample parking or boat storage in addition to a double garage, workshop and well-planted landscaped gardens.
- Rivendell's accommodation includes a spacious sitting room with glazed gable end, four double bedrooms (master with dressing area and ensuite bathroom) and a fifth bedroom/ study.

Ground floor accommodation:

- This floor offers sizeable living accommodation with magnificent water and woodland views from the principal rooms.
- The front door opens to an **ENTRANCE HALL** with separate **CLOAKROOM**, cloaks cupboard and door to the **OPEN PLAN LIVING AREAS**
- The fully fitted **KITCHEN** benefits from ample storage in both wall and base units, integral electric double oven and hob. Double-glazed sliding doors open to the **BALCONY**, ideal for al fresco dining, and from where superb, panoramic views may be enjoyed.
- A central island with upstand divides the kitchen and dining areas, both with beech floors
- The **DINING ROOM** has ample space for entertaining and enjoying the stunning views through the double-glazed sliding doors.

- A sliding door opens from the dining area to a large dual aspect **SITTING ROOM** with a multi-fuel stove set in a feature stone fireplace with timber mantel and slate hearth. A full height glazed gable-end with beech flooring and inset trench heating provides a truly special location to view the spectacular vista sweeping from Bayards Cove, Dartmouth, Britannia Royal Naval College, to the River Dart and the surrounding countryside. Double-glazed French doors open to the balcony providing a fully open-plan feel to this living accommodation.



First floor accommodation:

- The first floor accommodation comprises a **MAIN BEDROOM SUITE** also affording extensive views across the River Dart to Dartmouth and the surrounding countryside, and has ample built-in wardrobes and storage.
- The modern **ENSUITE BATHROOM** is light and bright and comprises a vanity unit with inset twin wash hand basins, a large walk-in shower, panelled bath with shower head and a separate room with a low level w.c.
- A **DRESSING ROOM**, currently used as a **STUDY**, is well lit by a feature gable end window and has a built-in wardrobe and shelving.

Lower ground floor accommodation:

- On this level, there are three further double **BEDROOMS**, each with built-in wardrobes and double-glazed picture windows overlooking the beautiful River Dart and countryside
- **BEDROOMS 2 and 3** have wash hand basins and in **BEDROOM 3**, a double wall bed provides flexible guest or an additional living accommodation.
- In addition to a separate **SHOWER ROOM** on this floor, there is the **FAMILY BATHROOM** comprising a full bath, wash hand basin, low level w.c. and corner shower cubicle.
- The **UTILITY** comprises a sink and drainer, base units for storage, the airing cupboard and space for a washing machine.
- **BEDROOM 5** is currently used as the **STUDY**.

Outside:

- Landscaped **GARDENS** with specimen planting surround the property and afford stunning far-reaching water and rural views.
- Accessed from the garden is a large under house store room with low ceiling.
- A double **GARAGE** has loft storage and internal access to the **WORKSHOP**, also accessed from the driveway.
- To the front of the garage is a spacious **PARKING** area, with ample room for several vehicles or boat storage.
- Adjacent to the parking area is a delightful **GARDEN** with fruit trees, a greenhouse and vegetable plot. This plot of land has its own Title and is being offered for sale separately.



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:

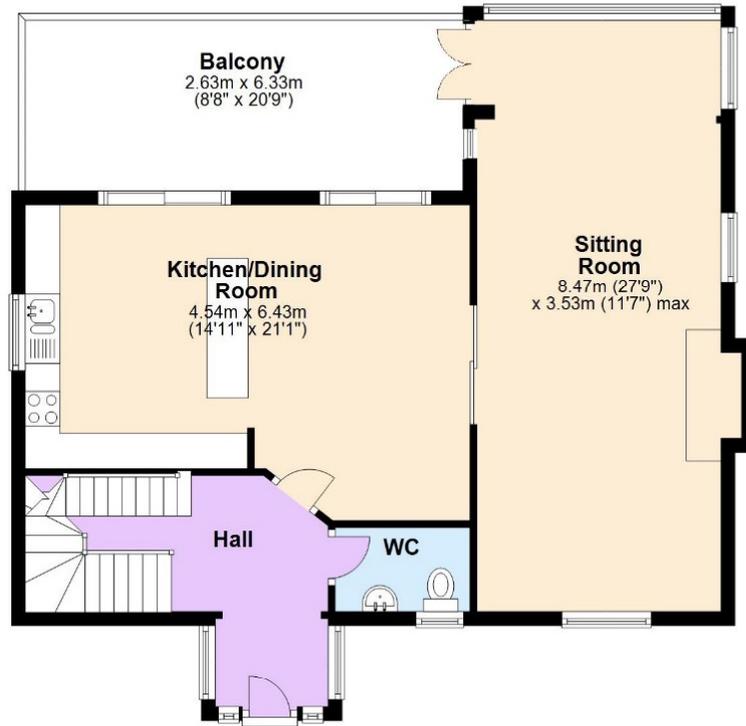
- The village has an excellent year round community and offers a range of activities and societies including art, fitness, golf, local history, ramblers, as well as sailing.
- For the enthusiastic yachtsman there is Darthaven Marina and the Royal Dart Yacht Club both a stone's throw away and for the 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, 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:

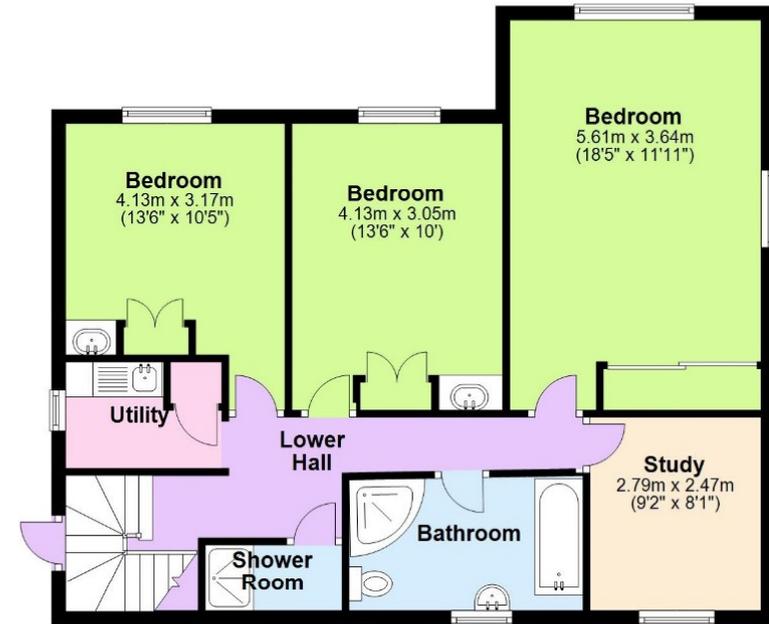
- The new Devon link road enables easy access to Exeter, the M5 and beyond.
- There are frequent rail services from Totnes, Newton Abbott and Exeter direct to Bristol, Birmingham, Edinburgh and London Paddington and the steam railway links Kingswear with Paignton and connects with river cruises for day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



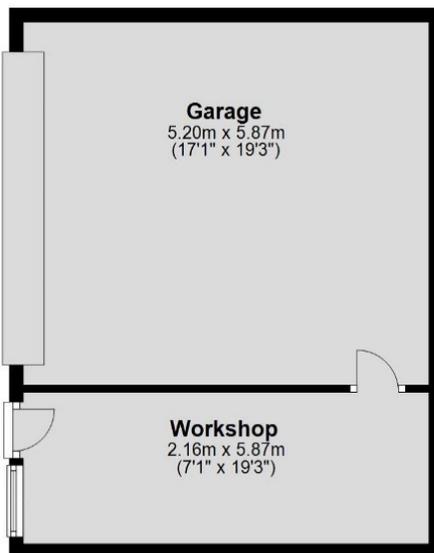
Ground Floor



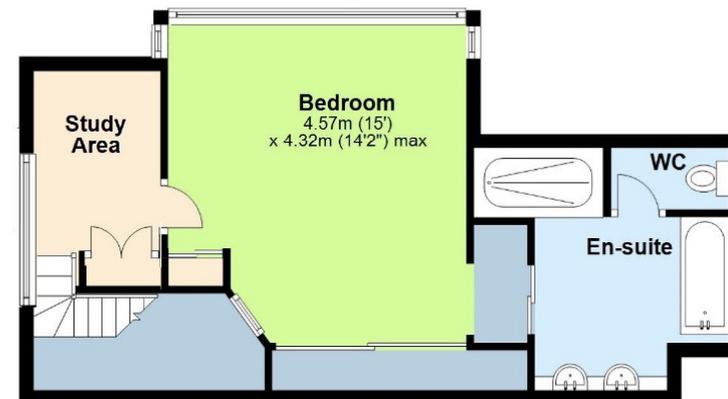
Lower Ground Floor



Total floor area = 177m²



First Floor



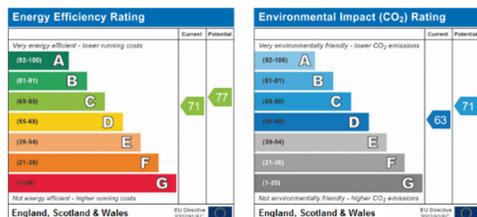
SERVICES: Mains water, drains, electricity (electric immersion heater). Oil-fired central heating (no mains gas in Kingswear). Solar panels

COUNCIL TAX: Band F

EPC RATING: Band C

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 left again towards the upper part of the village along Higher Contour Road. Continue for approx. 200m. The turning into Upper Wood Lane is on the left hand side. Continue along Upper Wood Lane and Rivendell is situated on the left hand side of the road. The property postcode is TQ6 0DF.

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