

## ABOVE CREEK

KINGSWEAR

DEVON









# ABOVE CREEK

LOWER CONTOUR ROAD KINGSWEAR  
DEVON TQ6 0AL

*A stunning contemporary styled residence set in beautiful gardens with fabulous panoramic views*

Spacious open plan kitchen/living area

Separate sitting room with stunning views

One bedroom annex ideal holiday let

Principal bedroom with dressing room & luxury ensuite

Further 3 double bedrooms (two ensuite)

Beautifully planted gardens with large terrace

Two balconies with breath-taking views

Greenhouse, hen coop, vegetable plot

Garage and ample parking for 4 vehicles

Gross internal floor area (approx.)  
236m<sup>2</sup>

Guide Price  
£1,500,000

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



### Above Creek - Freehold

- Spacious contemporary styled detached residence in the beautiful village of Kingswear boasting stunning uninterrupted views across the River Dart to Dartmouth and the surrounding countryside.
- This superb property is beautifully presented with meticulous attention paid to the state-of-the-art fixtures and fittings.
- Above Creek includes a self-contained one bedroom annex, providing either extended family living or the potential for holiday letting.
- The colourful gardens are well-planted and, with a vegetable plot, chicken coop and greenhouse, the rural life may be enjoyed.
- The main floor comprises an **OPEN PLAN LIVING/DINING & KITCHEN** space with bi-fold doors to the **BALCONY** letting in plenty of light and affording stunning river and rural views.
- For the keen chef, there is a well-equipped **KITCHEN** with white gloss units includes a steam oven, combination oven, larder cupboard with electric points, an instant hot water tap, five ring induction hob, fridge /freezer and kitchen island with wine cooler.
- Downstairs, a spacious **SITTING ROOM** with an inset stove has the benefits of bespoke shelving and Juliet balconies with water and woodland views.
- The **MAIN BEDROOM SUITE**, with water and rural views, offers a fitted **DRESSING ROOM** and large **ENSUITE** with walk-in rain shower and freestanding bath plus dual basins.
- **BEDROOM 2** is a good sized double with **ENSUITE** comprising full bath with shower over, wash hand basin with cupboard under and low level w.c..
- **BEDROOM 3** has its own **BALCONY** and **ENSUITE** plus direct access outside, providing the option of an attractive letting room.
- **BEDROOM 4** is a good sized double, currently used as a **STUDY** and benefits from having a **SHOWER ROOM** opposite.
- The property has plenty of storage throughout, plus a laundry, cloakroom, and store room.
- The well-presented one bedroom **ANNEX** has stunning views from its terrace with the potential for extended family living or letting unit. Currently, it is a popular holiday let.
- To the front of the house and **GARAGE** is a sizeable parking area with room for four cars or for a boat.
- Well-planted **GARDENS** on two sides of the property are terraced and include a natural spring-fed pond, bespoke greenhouse and chicken coop. An ideal way to enjoy rural life close to the river.
- This substantial property is truly magnificent, a fabulous place to entertain and has the potential for additional income without compromising the main accommodation.





**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 and Noss Marinas 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.

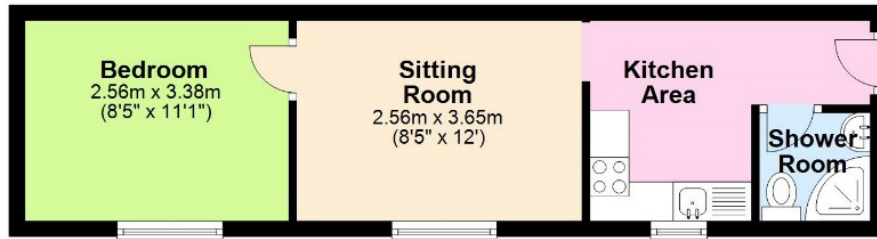
**Transport:**

- The 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.

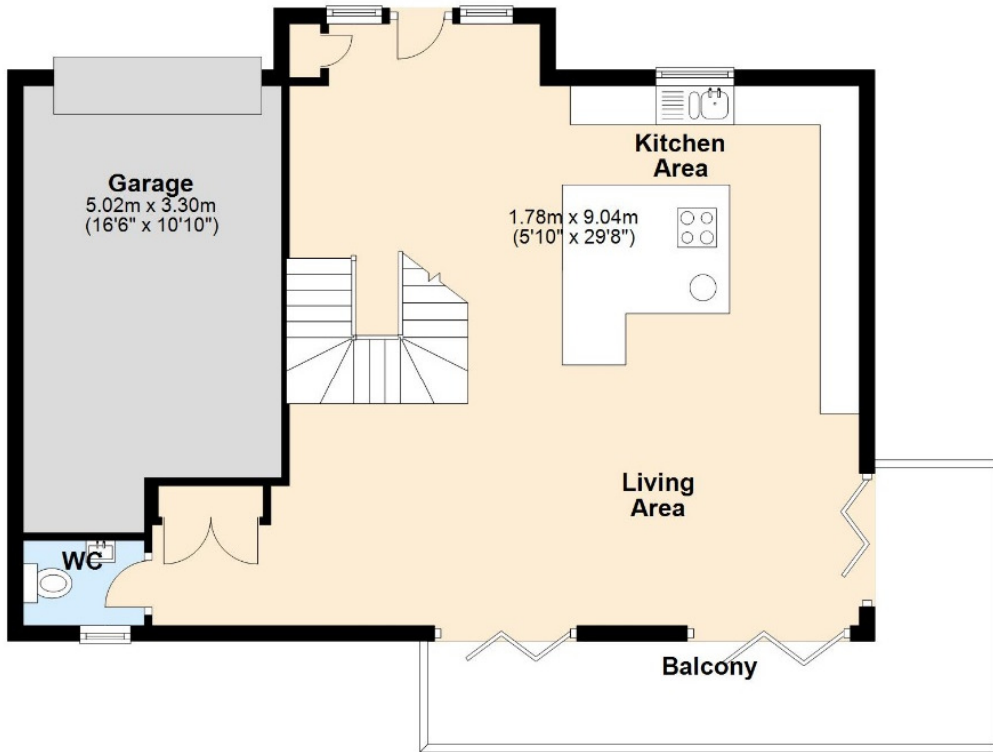




**Annex level**

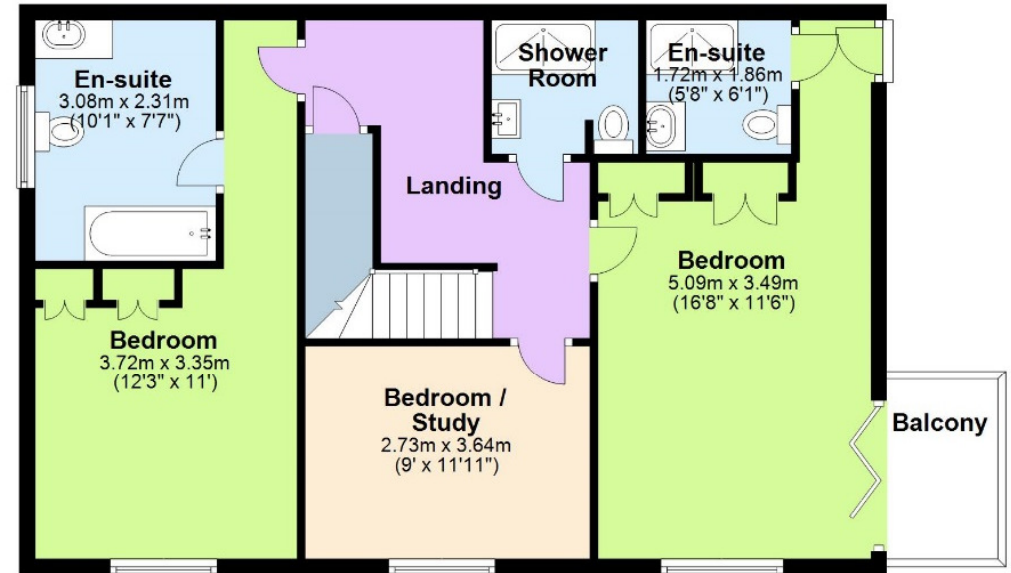


**Ground Floor**

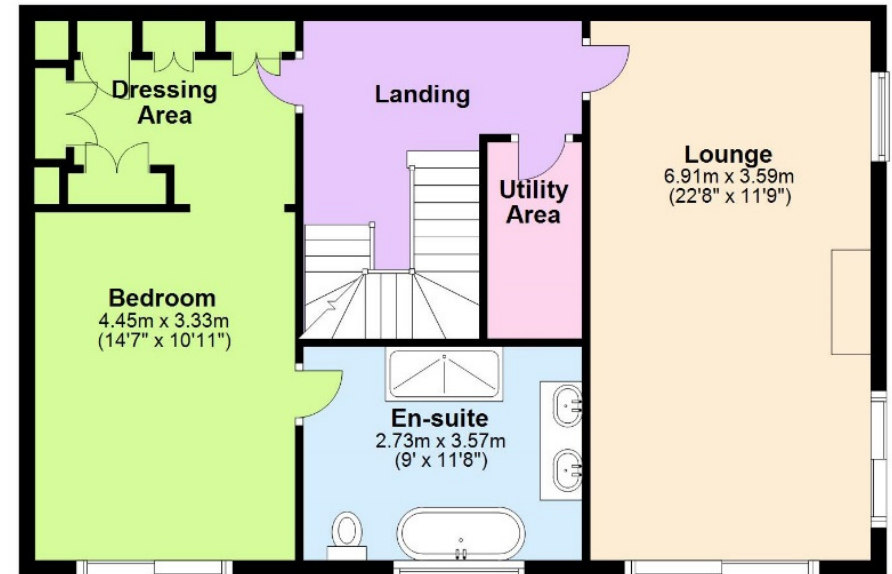


**Total floor area = 236m<sup>2</sup>**

**Lowest Ground Floor**



**Lower Ground Floor**





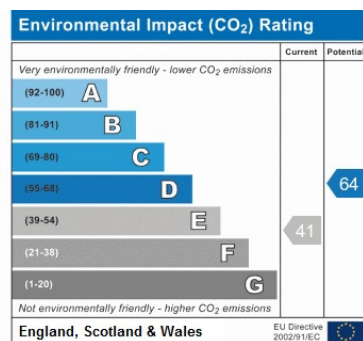
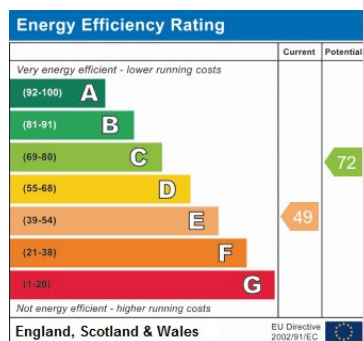
**SERVICES:** Mains water, drains, electricity. Oil central heating (no mains gas in Kingswear)

**COUNCIL TAX:** Band G

**EPC:** Band E

**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 following the road down towards the Lower Ferry. Above Creek is on the right hand side after approximately 70m.



**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.

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