

CORMORANTS

LOWER CONTOUR ROAD KINGSWEAR DEVON





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DEVON TQ6 0AL

Immaculately presented modern four bedroom home with separate annex situated in the heart of the village boasting fabulous River Dart and marina views.

Fully fitted kitchen & separate utility

Spacious sitting room & dining room

Superb river views from the balcony

Main bedroom suite with ensuite & walk-in wardrobe

Further 3 double bedrooms with built-in wardrobes

Separate studio annex with shower room

Large sunny private patio to the rear

Elevated decked terrace with views

Double garage with forecourt parking

Gross internal floor area (approx.) 150m²

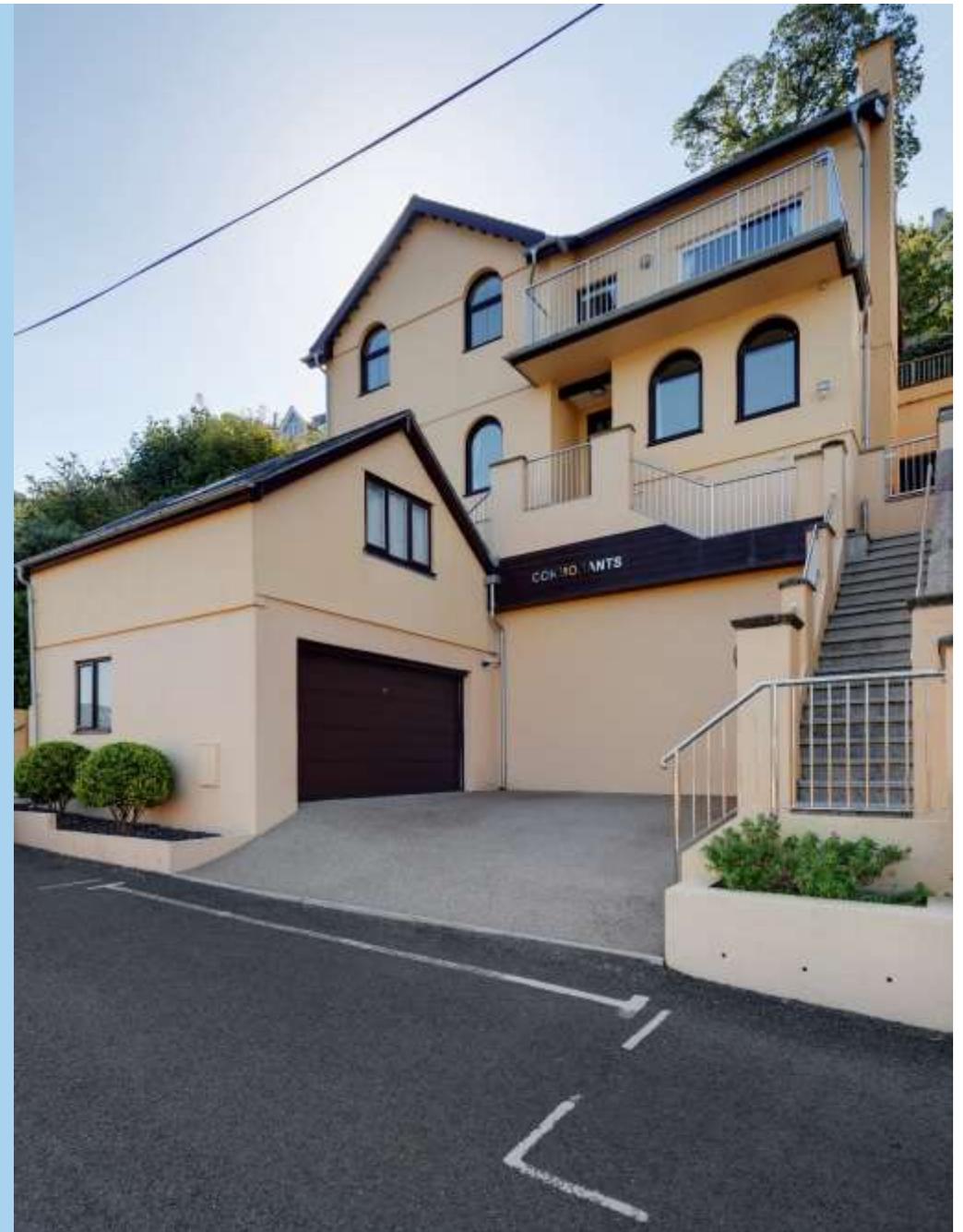
Guide Price £850,000

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



Cormorants - Freehold

- Beautifully light and airy, this four bed home with separate annex offers stylish accommodation in the heart of the village of Kingswear.
- Set above the road in an elevated position, Cormorants boasts stunning views over Dart Haven Marina, the River Dart and across to Dartmouth town and the surrounding countryside.
- Inside on the first floor is a large spacious **SITTING ROOM** with wood burning stove and patio doors opening to the **BALCONY** affording magnificent river views.
- The **DINING ROOM** is also a good size with plenty of room for entertaining being open to the **SITTING ROOM**.
- The fully fitted **KITCHEN** benefits from contemporary styled wall and base units with induction hob, double oven and integrated dishwasher. On this level there is a separate **UTILITY** and **CLOAKROOM** and access to the rear **PATIO** and **DECK**.
- On the lower level are the four bedrooms. The **PRINCIPAL BEDROOM** is a large double bedroom with **ENSUITE** walk-in shower and large walk-in dressing room. Three further **BEDROOMS** benefit from built-in cupboards providing ample storage.
- There is a separate family **BATHROOM** and additional **CLOAKS** cupboard in the spacious **HALLWAY**.
- The **ANNEX** above the **GARAGE** would be ideal for extended family living or studio. The large **LIVING AREA** is light and airy and includes built-in kitchen units, sink and plus a separate **SHOWER ROOM with w.c**
- The double **GARAGE** has an electric roller door and there is ample off street forecourt parking or boat storage.
- To the rear of the property is a large private sunny **PATIO** with steps leading up to an elevated **TERRACE** affording lovely river views.



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 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



Lowest Ground Floor



First Floor



Total floor area = 150m²

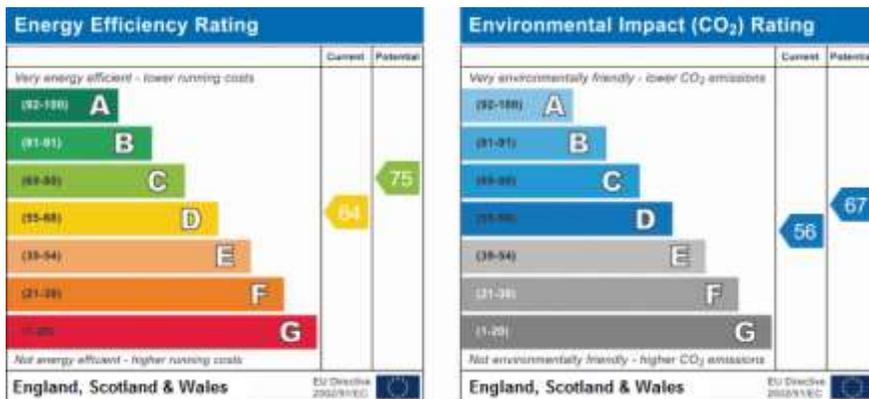
SERVICES: Mains water, drains, electricity. Oil central heating (no mains gas in Kingswear)

COUNCIL TAX: Band G

EPC rating: D

TENURE: Freehold

LOCAL AUTHORITY: South Hams District Council t: 01803 861234



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.

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 towards the Lower Ferry. Cormorants can be found on the left hand side mid-way down Lower Contour Road.

THE
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