

# BRIGHT WATER



THE COASTAL HOUSE

ESTATE AGENTS



# BRIGHT WATER

*A substantial family residence with breath-taking river & rural views, situated in the picturesque village of Kingswear on the banks of the River Dart. With generous entertaining spaces both inside & out, parking & double garage, this four bedroom property is beautifully styled to exacting standards.*

Spacious  
Kitchen/Breakfast room  
opening to Terrace

Sitting room with  
picture window  
affording glorious views

Sun room with  
panoramic  
views

Four double Bedrooms  
(three ensuite)

Library & separate  
Snug

Good sized  
fitted Utility room

Double Garage &  
Parking for two cars

Beautiful landscaped  
Gardens

Terraces &  
Balconies

Gross internal floor area (approx.)  
292m<sup>2</sup>

**£1.7 million**

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



## Bright Water

Higher Contour Road, Kingswear, Dartmouth, Devon TQ6 0DE

- Situated in an elevated position in the village of Kingswear, Bright Water has superb panoramic views sweeping from River Dart, Dartmouth and over to the surrounding Devon countryside.
- This property has been beautifully designed and styled to maximise the glorious views from every window of principal rooms – each a large picture affording light to enter the property but your eye to be drawn out to the stunning river and rural vistas.
- On the entrance level is a large open plan **Kitchen/Breakfast Room** which opens to a large decked **Terrace** with glass balustrades and those all-important views.
- There is also a **Snug** which provides a relaxing space and a **Cloakroom** on this level too, plus access to the **Double Garage**.



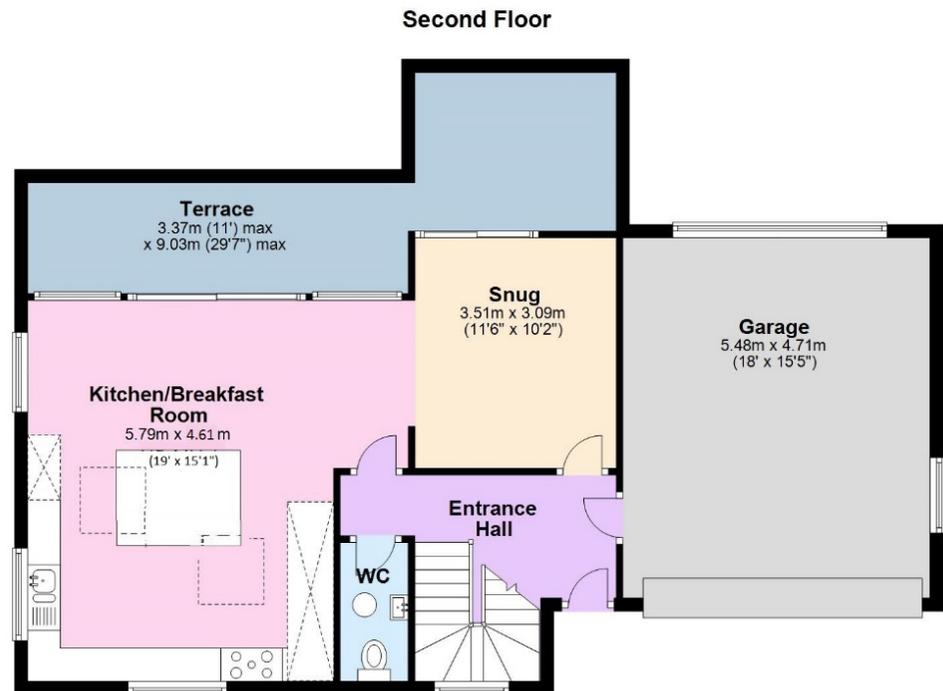
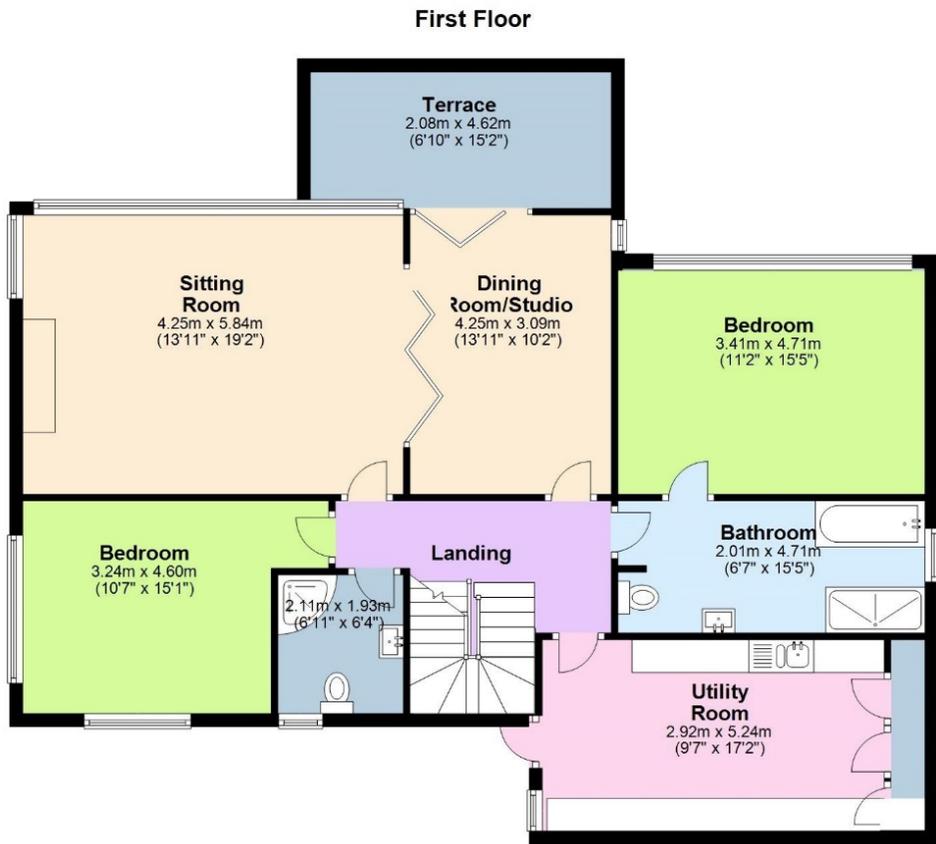
- A light filled stairway leads down to the spacious **Sitting Room** with large picture windows looking out over the hills and across Dartmouth Marina to the River Dart. The TV is discretely hidden behind a panel and the room benefits from a multi-fuel burner for those cosy nights in.
- Oak doors separate the **Sitting Room** from a potential **Dining Room** or **Study**. However, the current owners use this space as an **Art Studio**. It benefits from fabulous light coming through the bi-fold doors which open to a **Balcony** where the views are a source of inspiration.
- On this level there are two double **Bedrooms**, one with large **Ensuite** comprising a large walk-in shower, separate bath, floating wash hand basin and low level w.c. The other **Bedroom** has a good-sized **Shower Room** next door and both rooms benefit from lovely views.
- A fully fitted **Utility Room** with airing cupboard, and spaces for washing machine and dryer completes this floor.

- On the Ground floor is the **Principal Bedroom** with glorious views and an **Ensuite Shower Room** boasting a large walk-in shower, low level w.c., and floating wash hand basin with cupboards under.
- A guest **Bedroom**, again with river views, includes an **Ensuite Bathroom** comprising bath with shower over, pedestal wash hand basin and low level w.c..
- The **Library** area has plenty of built-in shelves and views over the river to while away a peaceful afternoon reading or alternatively, to sit in the **Sun Room** overlooking the **Garden** and views
- Sliding doors lead out to the full width **Patio** and **Deck** with steps leading down to the lower landscaped **Garden** terraces, edged with specimen planting. A well-designed **Patio** is sheltered and enjoys far-reaching rural views as well as overlooking the wild meadow **Garden**. There is ample covered storage for garden implements.
- **Bright Water** is a light filled spacious home ideal as a permanent home or waterside retreat.



#### 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 post office, church, primary school, bistro and two popular inns with restaurants overlooking the river. A short ferry trip across the River Dart enables easy access to the ancient port of Dartmouth with its shops and fine restaurants, and to further afield to explore the Devon countryside and coastline. For the enthusiastic yachtsman, there is Darthaven Marina and the Royal Dart Yacht Club with its full program of sailing events. The glorious unspoilt beaches on National Trust are nearby and the Southwest Coastal path runs through the village enabling a short stroll to enjoy the local scenery.



**Total floor area = 292m<sup>2</sup>**



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

**COUNCIL TAX:** Band G

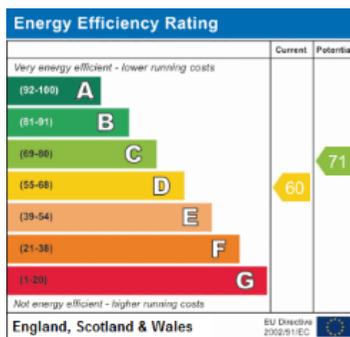
**EPC:** Band D

**TENURE:** Freehold

**POSTCODE:** TQ6 0DE

**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/ floor plans are included for guidance 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 and 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.



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[www.thecoastalhouse.co.uk](http://www.thecoastalhouse.co.uk)

The Royal Dart, Kingswear, Devon TQ6 0AA  
**01803 752 321**  
[kingswear@thecoastalhouse.co.uk](mailto:kingswear@thecoastalhouse.co.uk)

