

POMEROY

CHURCH HILL KINGSWEAR DEVON

THE
coastal
HOUSE | ESTATE AGENTS



POMEROY

CHURCH HILL KINGSWEAR DEVON TQ6 0BX

Immaculately presented four bedroomed contemporary styled property with stunning estuary and River Dart views

Breath-taking River Dart views

Stylish open plan living ideal for entertaining

Sunny south facing garden with balconies & deck

Main suite with balcony and ensuite

Three further bedrooms (two ensuite)

Located on sought after Church Hill, moments from iconic South West Coastal Path

Single garage & store

Laundry room

Private courtyard garden

Gross internal floor area (approx.)
192m²

Guide Price
£1,400,000

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





Pomeroy - Freehold

Accommodation comprises:

- Entrance Hall - on the Church Hill level, the hall is tiled for ease with a coat/shoe cupboard with hanging space. Internal door leading to garage allows internal vehicle access.
- Garage - single car garage with loft storage above via loft ladder. The garage has electricity and lighting, painted floor and an electric up and over door. There is a small boiler and drying room and an additional external bin store.
- Inner Hallway - leading down to the upper levels is a conservatory style stairway, with seating and doorway to the courtyard garden.

Upper Floor comprises:

- Main Bedroom - with stunning views of the River Dart, Warfleet Creek and out to sea past Dartmouth Castle this substantial bedroom has a double doors leading to a decked balcony large enough for chairs and a table and fitted wardrobes.
- Ensuite Bathroom - with bath, WC, basin and large mirrored cupboard, and underfloor heating.
- Bedroom Two - a large double bedroom with sliding doors to the courtyard garden. Bespoke wardrobes with substantial hanging space, drawers and shelving.
- Shower Room (Bedroom Two) - adjacent to Bedroom 2 is a shower room with oversized shower, duravit WC and basin. A heated towel rail in chrome and underfloor heating.
- Bedroom 3 - above the master bedroom via a small staircase is Bedroom 3. A large double bedroom with significant eaves storage. This bedroom shares the amazing view of the River Dart and out to sea.

- Ensuite bathroom - finished to a very high standard is this ensuite shower room with oversized shower cubicle, WC, wash basin, underfloor heating and heated chrome towel rail. Again there is access to eaves storage.
- Upstairs Hall/Office - the current owners use as a small office (wifi covered). There is access to eaves storage.
- Courtyard Garden - used as a sheltered courtyard garden by the current owners, who often fill the garden with beanbag seating, the courtyard garden is great for sheltered plants, fire pits and is lit for the evenings. Pomeroy has a right of way out from the courtyard garden to the adjacent Colonsay courtyard.
- Bedroom 4 - accessed from the courtyard, this bedroom has full width bi folding doors opening out creating an indoor/outdoor private space. The floor to ceiling height is significant and the current owners use a sofa bed to double up as music/ reading room. There is a large storage cupboard.
- Ensuite bathroom - self-contained to the annexe/ bedroom 4 is an ensuite shower room with large shower, WC, basin and heated towel rail.
- All of the bedrooms are carpeted, have radiator central heating and ceiling spotlights.

Down to:

- Living/dining room - this stunning split level living space has considerable floor to ceiling height with two sets of custom made full height bi folding doors allowing the lower level of the house to open out onto a decked balcony. The views of the River Dart are simply stunning giving the feeling of being on the river. Views extend round towards Dartmouth and in the other direction past Dartmouth Castle and out to sea. There is plenty of space for outside dining and entertaining.

- The living room has underfloor heating as well as a gas 'coal' fire. There is sky television and a superfast fibre broadband connection.
- Decked Area - with ample space for multiple sun loungers, ample dining and sitting space this decked area spans the full width of the house and looks out onto the River Dart, unencumbered by glass panels. The area is lit and has external power. A staircase leads down to the garden.
- Kitchen - with full granite throughout this modern kitchen has integrated fridge/freezer, microwave, oven, dishwasher and a four ring electric hob. The kitchen faces out towards the river. Again there is underfloor heating.
- On the same level is a large WC room and understair laundry. Two full height storage cupboards are useful for outside cushions, wine storage and a linen store.
- Garden - the garden has been professionally landscaped by the current owners to create tiered planted areas, complete with small palm trees which thrive in the Kingswear microclimate.
- Seating areas have been created, a small wooden decked area on one side with views toward Dartmouth Castle and suntrap area facing the late afternoon sun. At the bottom of the garden is a sheltered artificial lawn. Ample storage exists under the decked balcony area. A further access links back up to Church Hill at the side of the property.

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:

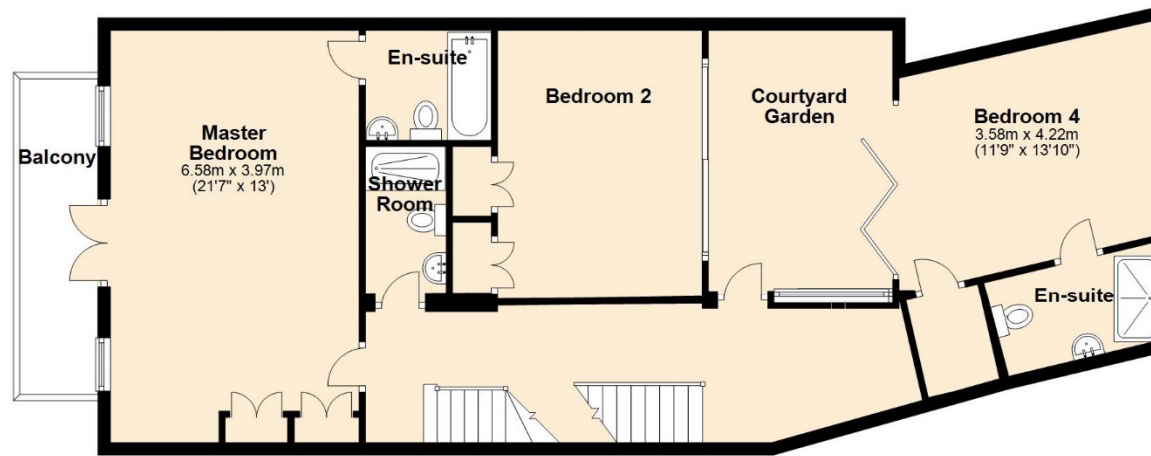
- The village has an excellent year round community and offers a range of activities and societies including art, fitness, golf, local history, ramblers, as well as sailing.
- For the enthusiastic yachtsman there is Darthaven and Noss Marinas and the Royal Dart Yacht Club both a stone's throw away and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

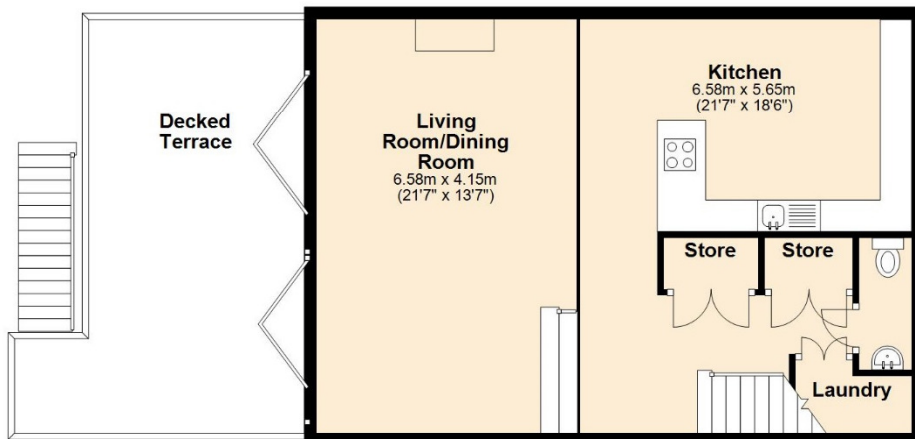
- The new Devon link road enables easy access to Exeter, the M5 and beyond.
- There are frequent rail services from Totnes, Newton Abbott and Exeter direct to Bristol, Birmingham, Edinburgh and London Paddington and the steam railway links Kingswear with Paignton and connects with river cruises for day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



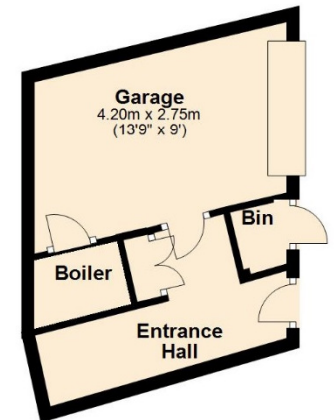
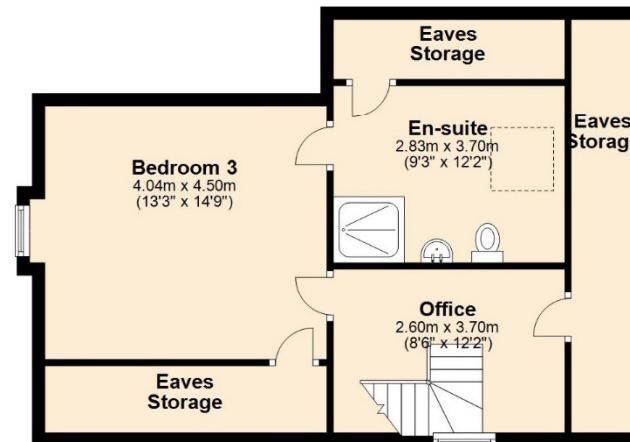
Upper Ground Floor



Garden Floor



Top Floor



Total floor area = 192m²

SERVICES: Mains water, drains, electricity. (No mains gas in Kingswear)

COUNCIL TAX: Band H

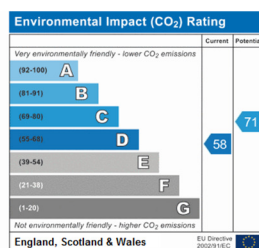
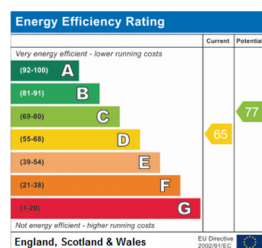
EPC: D

TENURE: Freehold – if leasehold add length and charges

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 right and head towards the Lower Ferry. At the bottom of Lower Contour Road continue passed the village shop and take the next turning on your left. This is Church Hill. Pomeroy can be found half way up on the right.



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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