

EBB TIDE KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



EBB TIDE

A Stunning Four-Bedroom Home with Panoramic Views Across the River Dart and across to Dartmouth.

This substantial and much-loved four-bedroom home offers breathtaking views stretching across Dartmouth, the River Dart, Waterhead Creek, and the beautiful countryside of the South Hams. Set across three spacious levels, the property has been meticulously maintained by its current owners and is flooded with natural light throughout.

Accommodation

Accessed from Higher Contour Road, the property features a highly practical car port and storage area at street level. From the entrance hall, the accommodation flows into the main living area, which includes a bright and airy kitchen, and a comfortable sitting room with a feature fireplace that opens into a generous dining area – all enjoying ample natural light and charming views.

Stairs lead to the first lower level, where you'll find two guest bedrooms, a family bathroom, a separate W.C., and a utility room with access to a rear part-paved and decked terrace – ideal for outdoor entertaining or quiet relaxation.

On the lower ground floor, the principal bedroom enjoys privacy and comfort with its own en suite shower room, accompanied by a fourth guest bedroom, perfect for visitors or use as a home office.

Outside Space

The property boasts a well-terraced garden, offering low-maintenance outdoor living across three sunny levels: a paved terrace, a decked terrace, and a lawned area – each providing a different perspective on the spectacular surroundings.

Note: Floor coverings and curtains are to be included.

Location

Positioned in the sought-after village of Kingswear, on the east bank of the River Dart opposite the historic town of Dartmouth, this home enjoys easy access to local shops, the Royal Dart Yacht Club, and excellent marina facilities. The village is a favorite among the sailing community and is well connected via car and passenger ferries to Dartmouth, as well as a seasonal steam railway to Torbay. Nearby attractions include Churston Golf Course and a selection of sandy beaches, all within four miles.

This is a rare opportunity to acquire a beautifully presented home in a prestigious coastal village with uninterrupted views and versatile, spacious living.





KEY FEATURES

- Stunning Views Across The River Dart & Surrounding Countryside
- Car Port & Store
- Substantial Semi Detached Home
- 4 Bedrooms
- 1 En Suite
- Lovely South Hams Riverside Village Setting
- Low Maintenance Terraced Garden
- Immaculately Presented Throughout
- Home Office Potential





PROPERTY DETAILS

Property Address

Ebb Tide, Higher Contour Road, Kingswear, Devon, TQ6 0DE

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity, water and drainage, oil fired central heating

EPC Rating

Current: E, Potential: C

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back in to the village, where the road splits take Higher Contour Road and the property is on the right hand side.

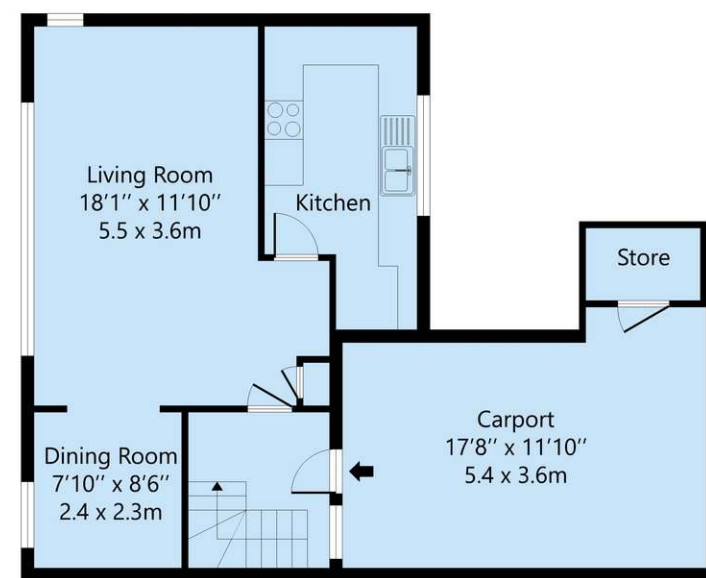
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.
Tel: 01803 839190.

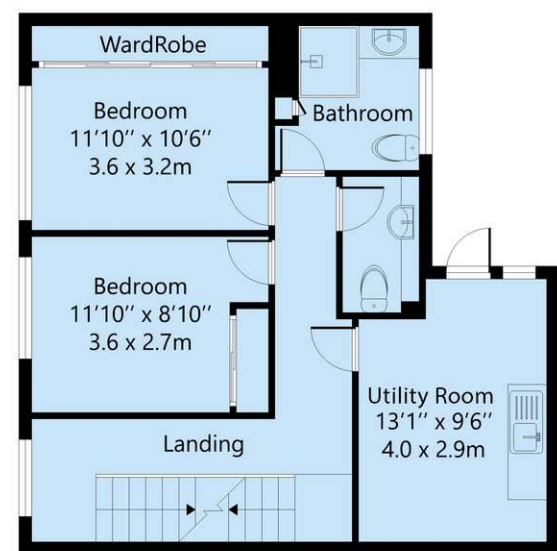


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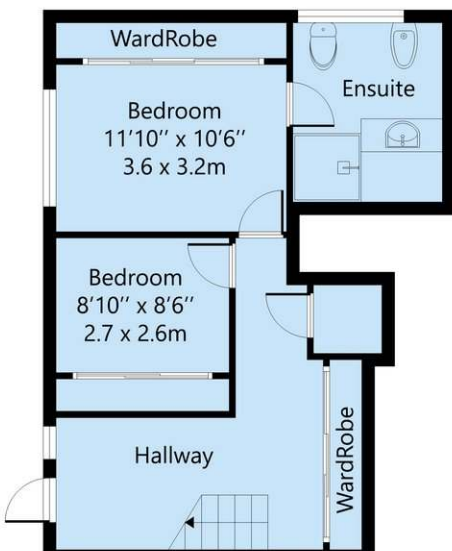
FLOOR PLAN



STREET LEVEL



GROUND LEVEL



LOWER GROUND LEVEL

EBB TIDE
Total area 160 Sq.m (1722 Sq.ft) Approx.
(Excluding Outbuildings)



*NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.*



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