



MILLARD
COOK

LIDSTONE BOATHOUSE & LIDSTONE COTTAGE

DARTMOUTH
TQ6 9BU



A stunning waterfront house on the banks of the River Dart with adjacent cottage and large garage



Situated on the River Dart, Lidstone Boathouse is a beautifully presented former boathouse enjoying uninterrupted, breath-taking views across the river, the village of Kingswear opposite, out to sea and upstream towards the Britannia Royal Naval College.

Adjacent to the boathouse is a charming 2-3 bedroom cottage offering additional accommodation for those seeking a holiday income, dependant relatives or au pair.

The boathouse offers light and spacious accommodation with a delightful 37ft open plan living space being the width of the building enjoying a mass of windows and a balcony giving panoramic views. There is a bespoke kitchen, utility and a cloakroom.

The ground floor has 3 double bedrooms with 3 en-suites, a balcony, garden courtyard and access to the water.

The property benefits from a running mooring idea for a seasonal rib/motorboat, directly outside the property.

To the outside, two balconies over the river, a decked courtyard and a private garden for the cottage.

Situated a short walk from the property is a unique and very rare garage suitable for up to three vehicles, a small courtyard and a storeroom.



Accommodation

From the ground floor, a bespoke staircase leads to the wonderful 37ft open plan living space with windows and two double doors being the width of the property overlooking the river, Kingswear and out to sea with a balcony, being an ideal space for dining. The living area has an inset gas fire whilst the dining area has built in units and a wine fridge.

There is a bespoke office with ample workspace and built in storage units.

The kitchen/breakfast room has a lovely vaulted ceiling with large sky lights. There is a good range of contemporary units with ample worktop space and breakfast bar. Built-in Bosch oven, microwave, plate warmer, fridge/freezer, halogen hob and a dishwasher. Door to the courtyard garden.

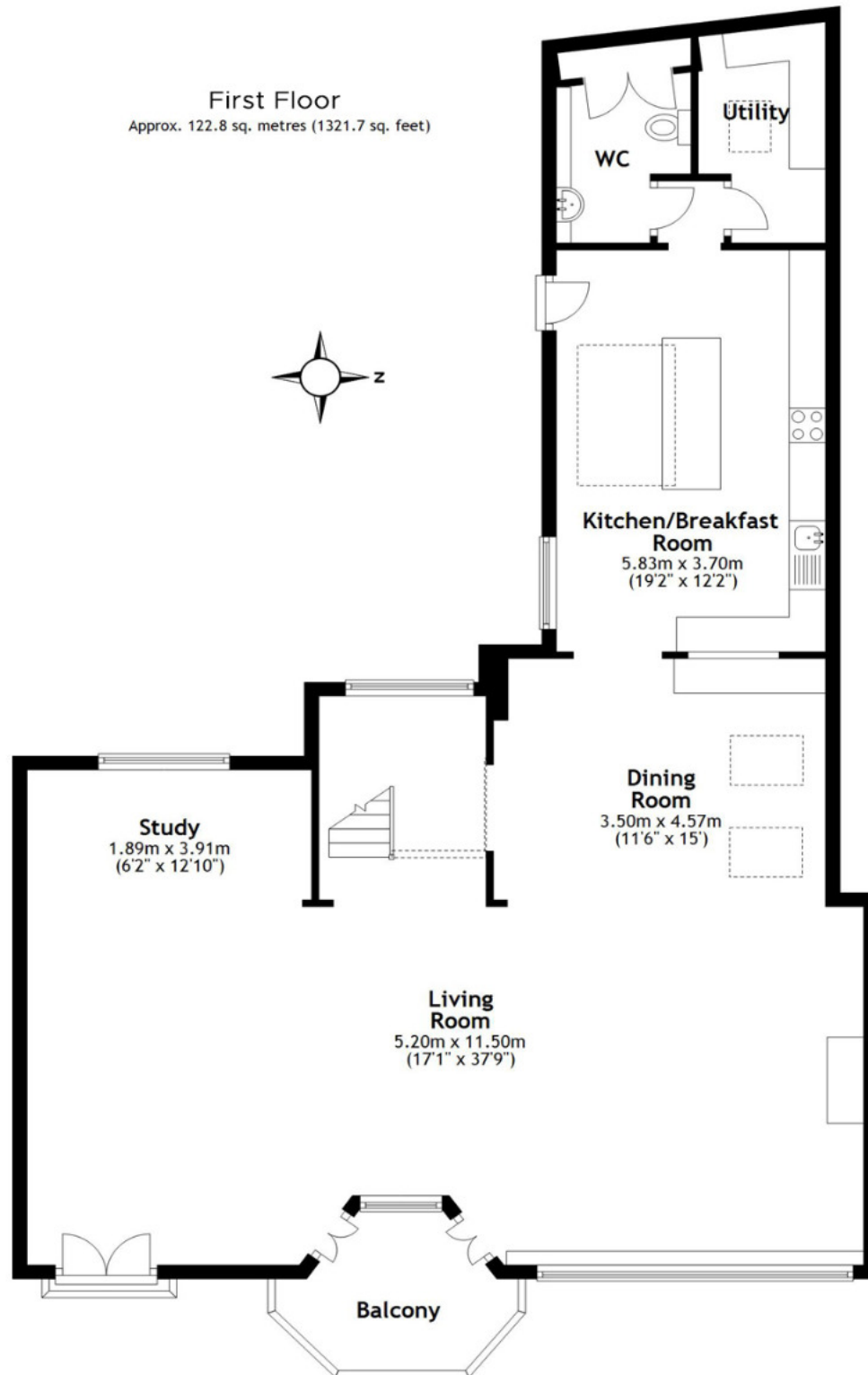
Tiled flooring leads to the adjacent utility room with space and plumbing for wash machine and tumble dryer with sink unit and cupboards. There is a cloakroom with a WC and hand basin.





First Floor

Approx. 122.8 sq. metres (1321.7 sq. feet)



Ground Floor

Floor to ceiling windows and sliding door leads to the entrance hall with stairs rising and door to the rear balcony with access to the river. The principal bedroom is a wonderful size with a mass of windows over the river, Kingswear and out to sea. Built-in wardrobes and bed unit. The tiled en-suite has a large walk-in shower, hand basin and a WC.

The second double bedroom has further windows over the river, a walk-in dressing room, en suite with a bath, WC and a hand basin.

The third double bedroom offers an en-suite with a walk-in shower, WC and hand basin with adjacent store cupboard.







Ground Floor
Approx. 112.3 sq. metres (1208.4 sq. feet)





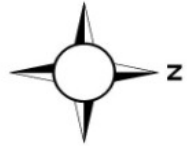
The Cottage

Lidstone cottage is situated adjacent to the boathouse with a private garden to the west with views of the river.

There is an open plan kitchen/living room with fine views over the river, Kingswear and out to sea. The kitchen has a double oven, induction hob, sink unit and dishwasher. Ample seating space enjoying the views.

The remaining levels offer 2 double bedrooms, a bathroom and an occasional third double room with a WC and hand basin. There are exits from the cottage to the garden, the courtyard and opposite the boathouse kitchen door.

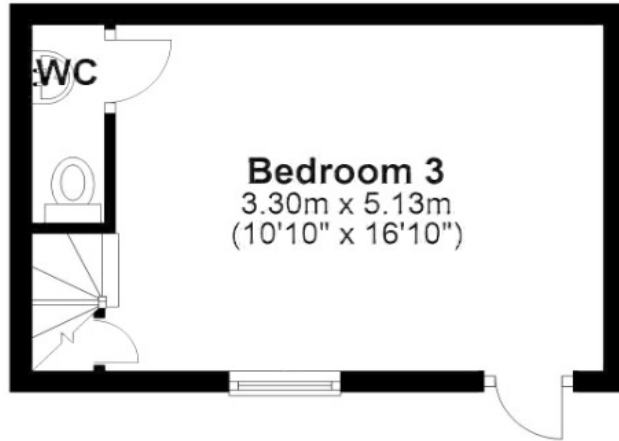




Lidstone Cottage

Ground Floor

Approx. 16.9 sq. metres (182.3 sq. feet)



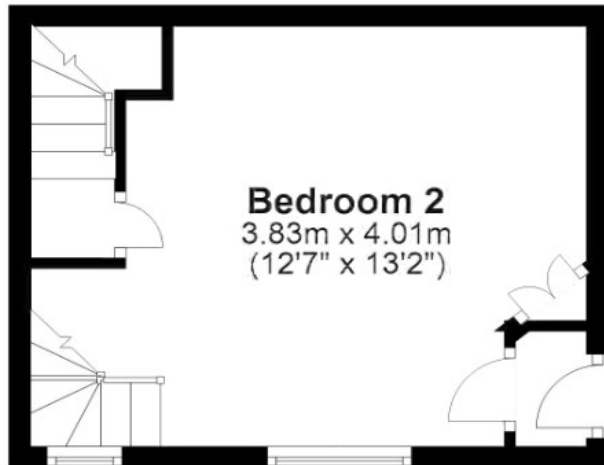
Entrance Level

Approx. 24.0 sq. metres (258.4 sq. feet)



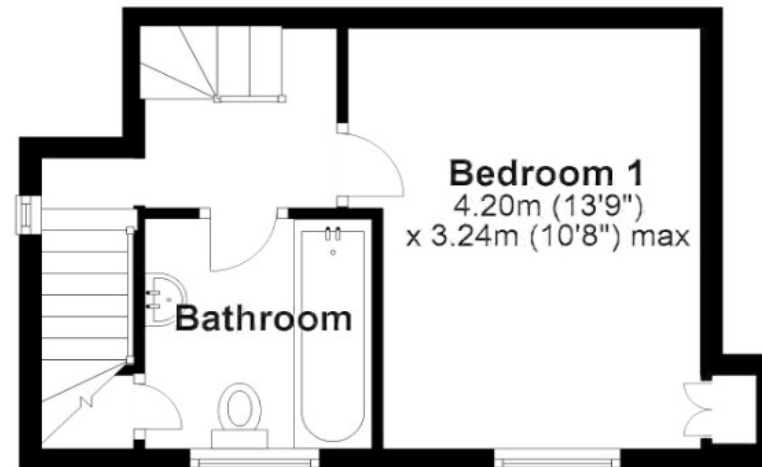
First Floor

Approx. 20.3 sq. metres (218.3 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.8 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

The Outside

From South Town, a gate and private steps lead down with access to the cottage and garden with views across the River Dart and Kingswear.

Steps continue to the boathouse kitchen door and courtyard garden with composite decking and water feature, an ideal area for outside entertaining. Access to the ground floor boathouse and the cottage.

To the rear of the boathouse from the living room is a balcony enjoying stunning uninterrupted panoramic views of the River Dart, Kingswear, upstream and out to sea.

The ground floor offers further outside space with steps down the water and a 6.5 metre running mooring.

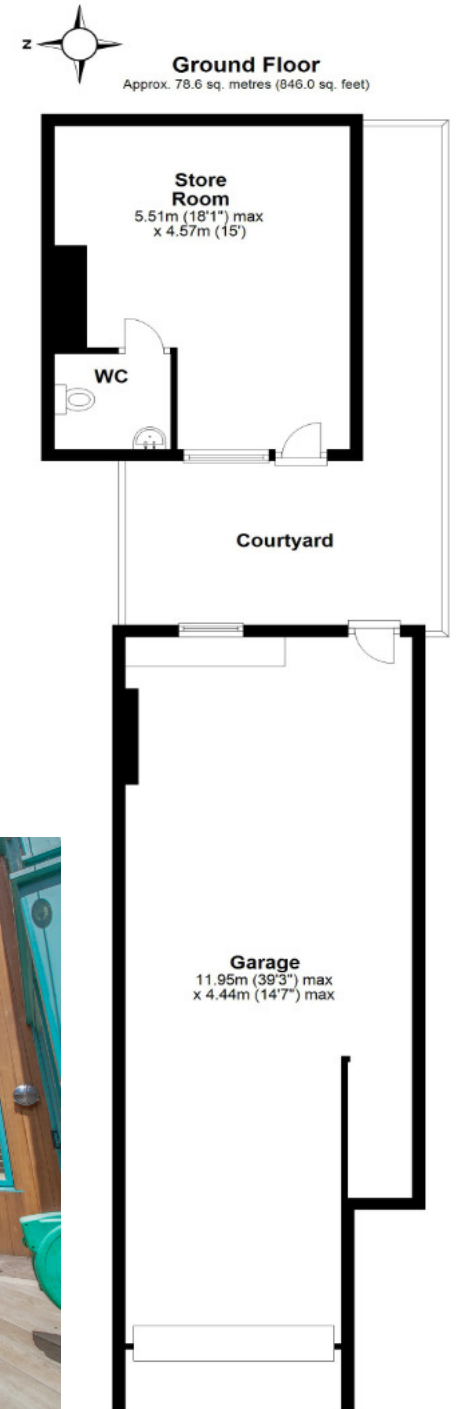


Garage 39'3"X14'7" max

Situated in Lower Street, a short walk from the property is a very rare garage being approximately 546 sqft.

This superb space offers the ability (subject to size) for three vehicles, boat storage etc with electric up and over door, light, power and water.

A door leads to a small courtyard and useful storeroom with a cloakroom.



Services

Lidstone Boathouse. Mains gas, electrics and drainage. Gas central heating.
Council tax: G

Lidstone Cottage. Mains electric and drainage. Electric heating.

Garage. Leasehold. For further details, please contact the agent.

Lidstone Boathouse

2530.1 sqft

235.1 sqm

Lidstone Cottage

923.9 sqft

85.8 sqft

Garage

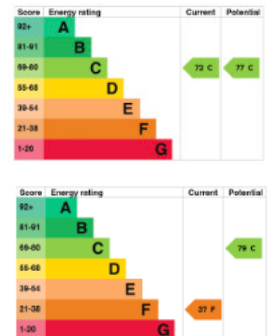
39'3"X 14'7" MAX



Millard Cook is a bespoke independent agency covering Dartmouth and the South Hams. Millard Cook market properties over £750,000 dealing on a one to one approach. To register for private and confidential homes available, please contact the office on 01803 832361 or visit www.millardcook.com

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth. Floor plans, images are for guidance only. Proof of funds maybe required to book a viewing.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.