



MILLARD
COOK

Rosebank, Castle Road,
Dartmouth, TQ6 0JN

A prime waterfront house with stunning views, parking and gardens
in the historic town of Dartmouth



Occupying a prime position on the banks of the River Dart, Rosebank is a stunning detached waterfront residence located beside the historic Dartmouth Castle and St. Petrox Church.

This exceptional home boasts panoramic views across the river, upstream toward Dartmouth and the BRNC (Britannia Royal Naval College), across to Kingswear, and out to sea, encompassing both Dartmouth and Kingswear Castles.

Steeped in history, the neighbouring St. Petrox Church dates back to 1192, while Dartmouth Castle, believed to have been built in the 1380's in response to French threats stands as an iconic gateway to both the River Dart and the historic town of Dartmouth.

Whether you're seeking a turnkey holiday retreat or a full-time residence, Rosebank offers flexible accommodation, complete with front gardens, parking and a series of waterside terraces to the rear. Additional features include a boat store and a steel framed davit for direct river access.



Inside, the property impresses with a beautifully designed open-plan kitchen, living and dining area that opens onto a sun terrace overlooking the river.

The ground floor has three spacious double bedrooms, a family bathroom, a separate shower room and an additional reception room. A large integral boathouse offers direct access to the water, ideal for boating enthusiasts.

The charm of Rosebank lies not only in its spectacular setting but also in its practicality, providing parking for two to three vehicles and a private pathway bordered by palm trees, mature shrubs and a well-kept lawn leading to the entrance. To the rear, a substantial terrace and hardstanding area lead down to a private bathing platform on the water's edge, perfect for enjoying this unparalleled riverside lifestyle.

Accommodation

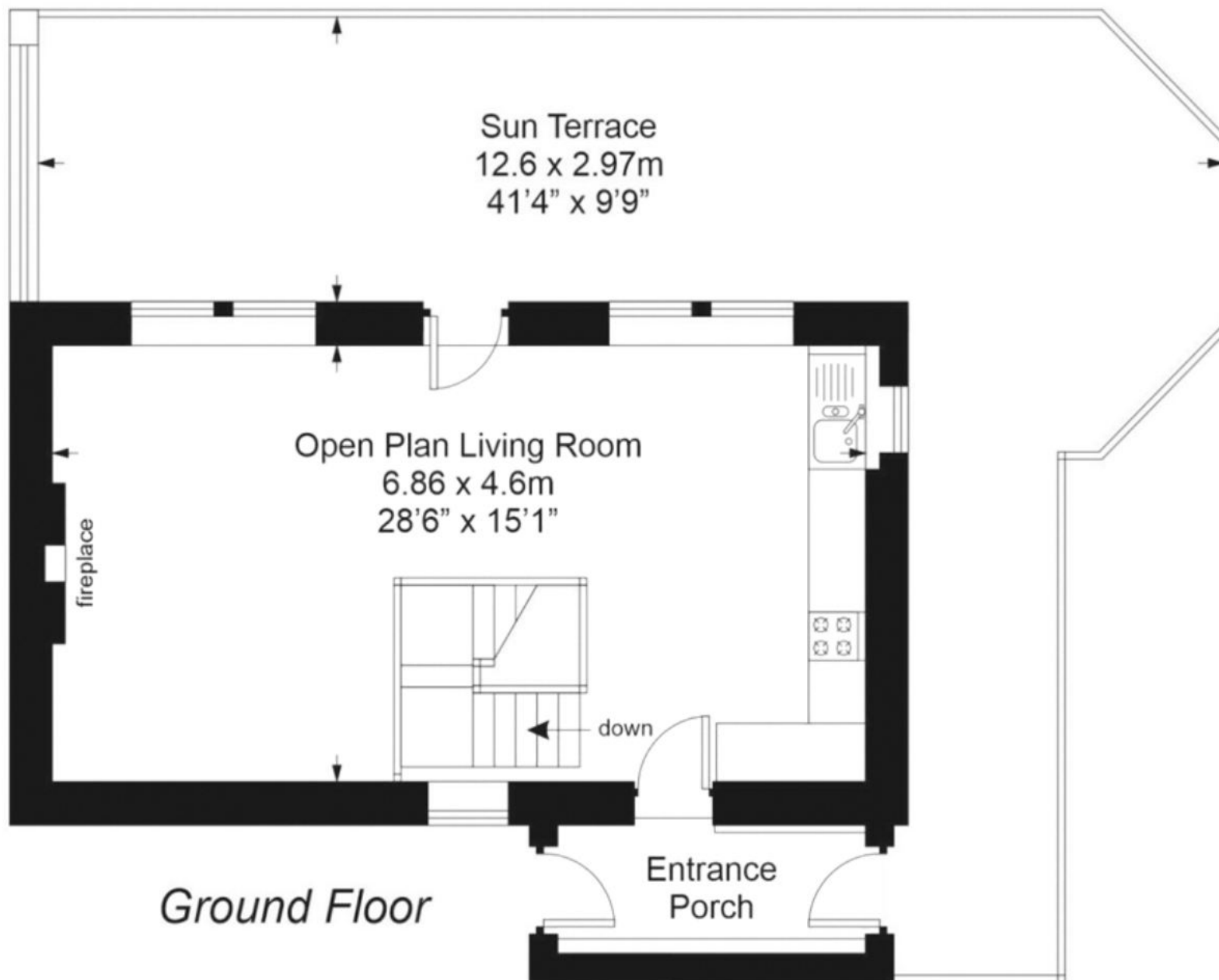
Entrance door leads to the porch with door leading to the side and rear of the property. Tiled flooring and vaulted ceilings.

Door leads to the stunning open plan living, kitchen, dining room having five windows and a door onto the extensive terrace with stunning panoramic views across the River Dart. Exposed timber floors and vaulted ceiling with exposed trusses creates a stunning, tranquil location. Sandstone surrounds with ornate open fire. Space for a good sized dining table.

The kitchen offers a modern range of drawers and cupboards with a built-in fridge and freezer, Zanussi oven and microwave oven, induction hob and extractor above with work surfaces and a 1 1/2 bowl sink unit with drainer.







*Total area 124 Sq.m
(1335 Sq.ft) Approx.
(Excluding Boathouse)*

Lower level

Landing with a under stairs cupboard.

The principal bedroom has two windows overlooking the stunning views directly onto the water. There are two further double bedrooms enjoying views across the River Dart.

The bathroom has a panelled bath, WC, hand basin and a heated to towel radiator. There is a separate shower room with walk-in shower, WC and a heated towel radiator.

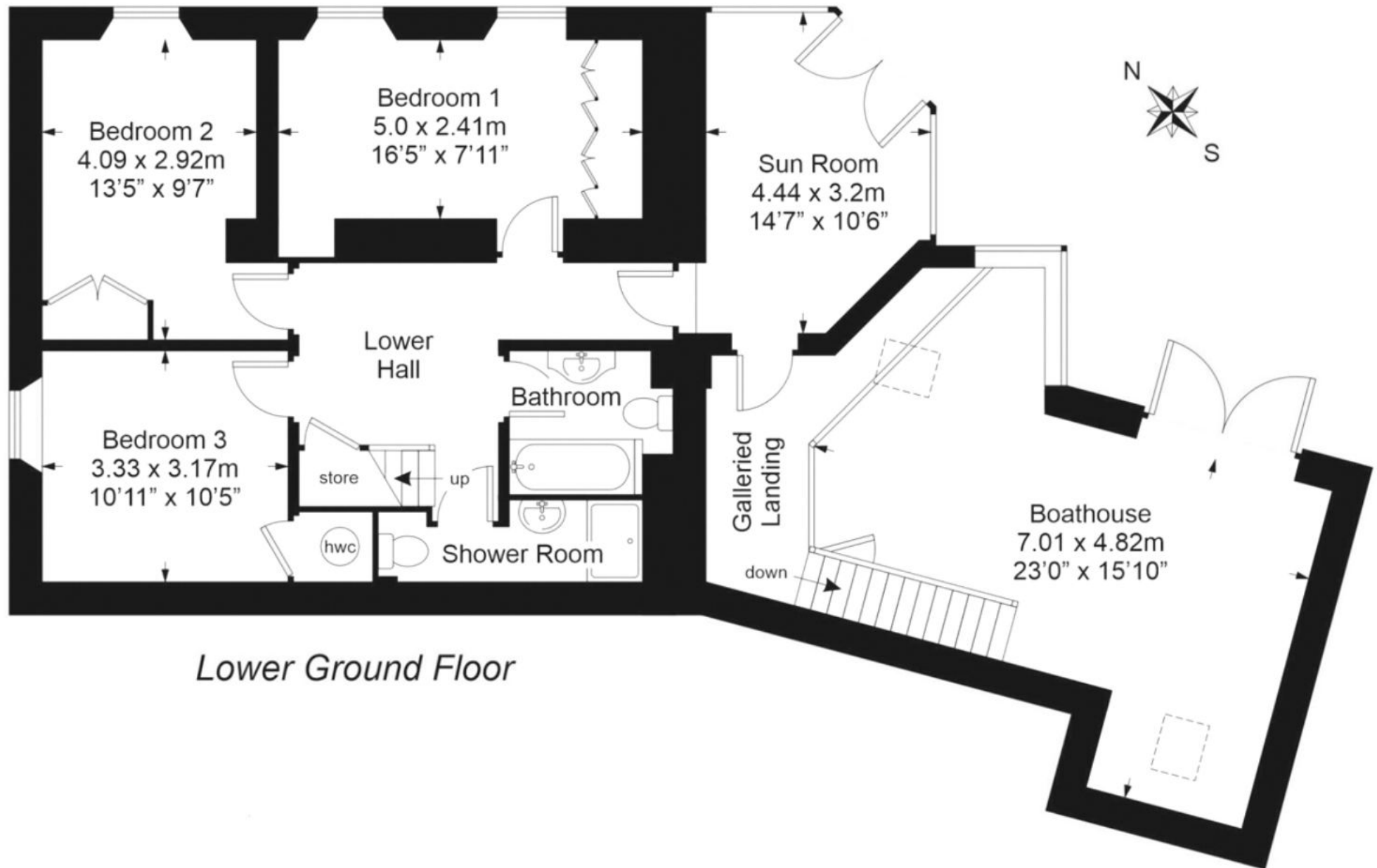
The second reception room has two large floor to ceiling windows and double doors leading out to the rear enjoying breathtaking views across the river.

From here, access to the fantastic size boat store with Vaulted ceilings and mezzanine area. Steps down to the level section with further seating opportunities, large windows and double doors of the Boathouse leading to the Water's edge.





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



To the outside

A parking area off Castle road for at least 2-3 vehicles leads via steps to the front garden which has been laid lawn and gravelled for ease of maintenance with a decked section to enjoy the views. There are a selection of palm trees, a Yew Tree and further flowering shrubs with a useful storeroom under the parking area. Steps lead to the front of the property.



From the open plan living area, access to the extensive terrace enjoying breathtaking views of the River Dart including upstream towards Dartmouth, BRNC Royal Naval Collage, the village of Kingswear and Castle. The extensive paved area leads to the side of the property and doorway to the entrance lobby.

Adjacent to the lower reception room and boat store is a hardstanding area equipped with a stainless steel davit, providing convenient access for launching vessels into the water. Steps lead down to an additional hardstanding area and platform extending directly into the water.







Services

Electric heating system. Private drainage, mains water and electrics.

EPC: Awaiting EPC

Council tax band : F

Property size, approx. 1,335 sqft (excluding boathouse)

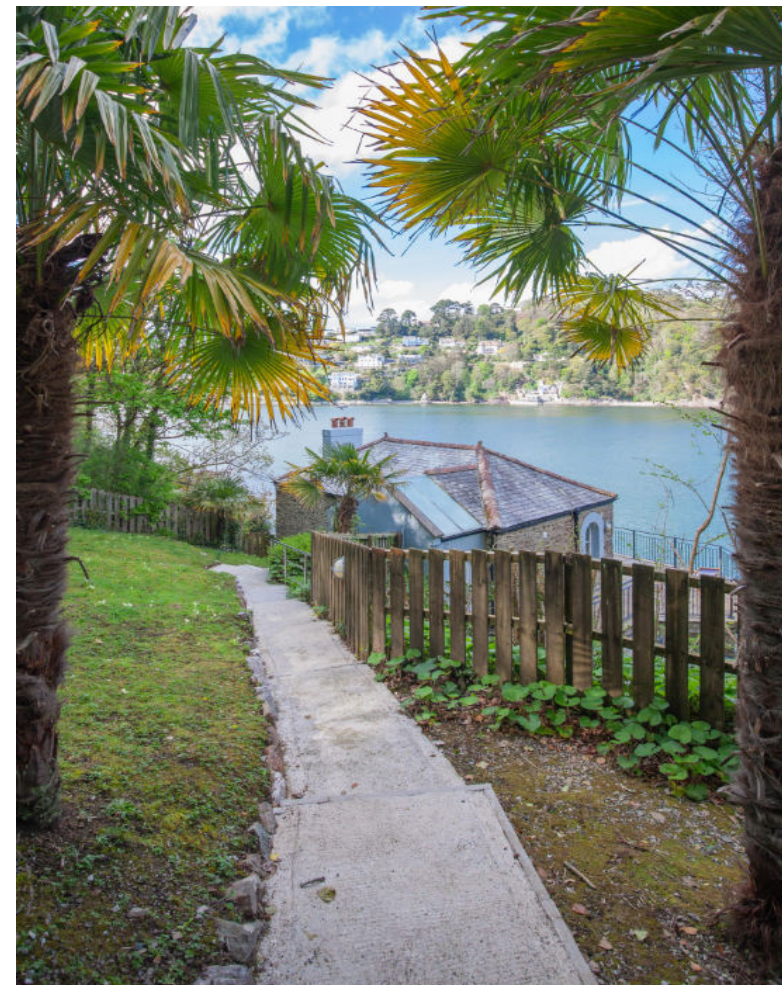
Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans, and images are for guidance only.

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