

THE BRINK

Hoodown • Kingswear • Devon • TQ6 0AZ





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Mileages

Dartmouth ¼ mile by ferry • Totnes 12 miles • Torquay 11 miles
(All mileages are approximate)

Accommodation

First Level

Entrance Hall

Second Level

Landing • Main Bedroom With En Suite Bathroom & Balcony • Bedroom 2
Bedroom 3 with En Suite Bathroom • Family Shower Room

Third Level

Landing • Bedroom with En Suite Bathroom • Utility Room • Cloakroom

Fourth Level

Landing • Open Plan Living comprising of a Sitting Room and Dining Area with Direct
Access out to a Paved Terrace • Kitchen/Breakfast Room/Snug

Fifth Level

Study • Store Room with W.C. • Plant Room • Workshop

Outside

Wonderful wrap around Paved Terrace • Terraced Garden
Driveway Parking for Two Vehicles • Electric Vehicle Charging Point

A substantial detached property presented to impeccable standards, situated in an elevated imposing position, commanding uninterrupted views over the River Dart with light and spacious accommodation, landscaped gardens and parking for two cars with an electric vehicle charging point

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS

Prime Waterfront & Country House Department

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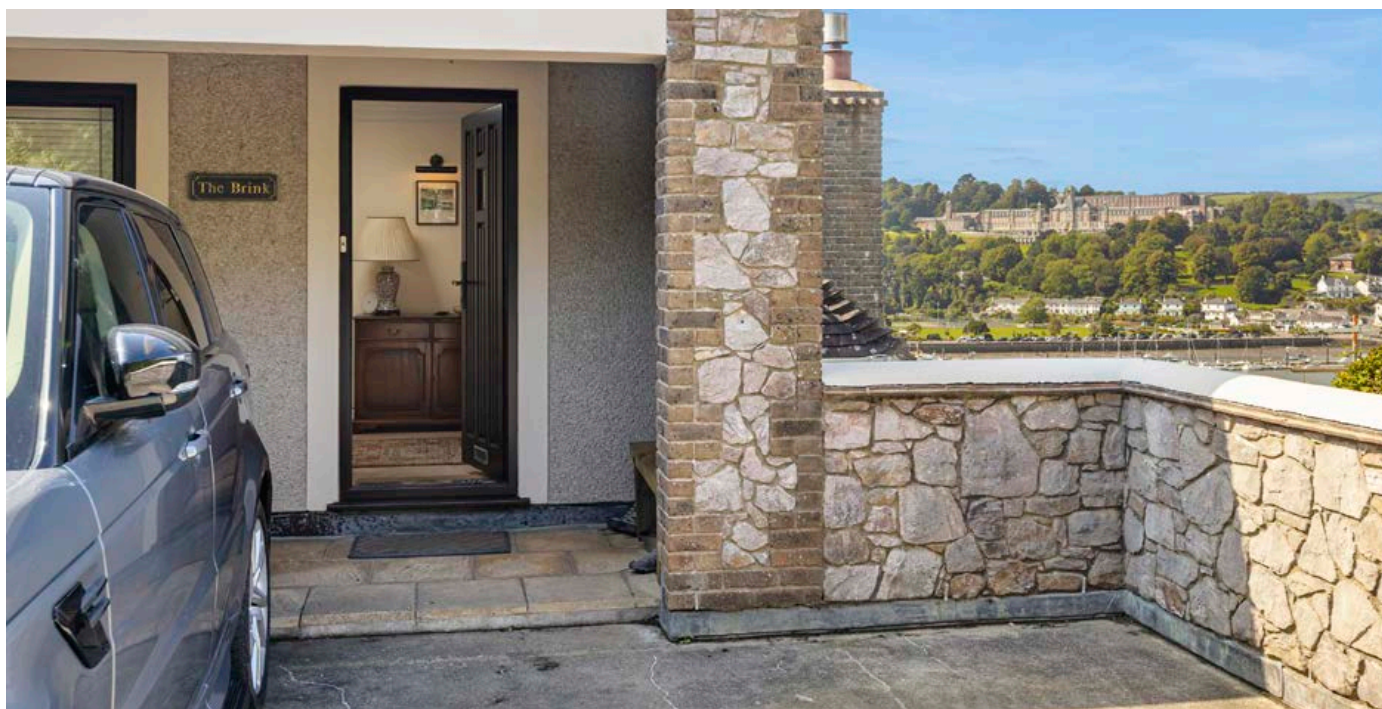
Dartmouth Office

01803 839190

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1/3 Hauley Road, Dartmouth, Devon, TQ6 9AA



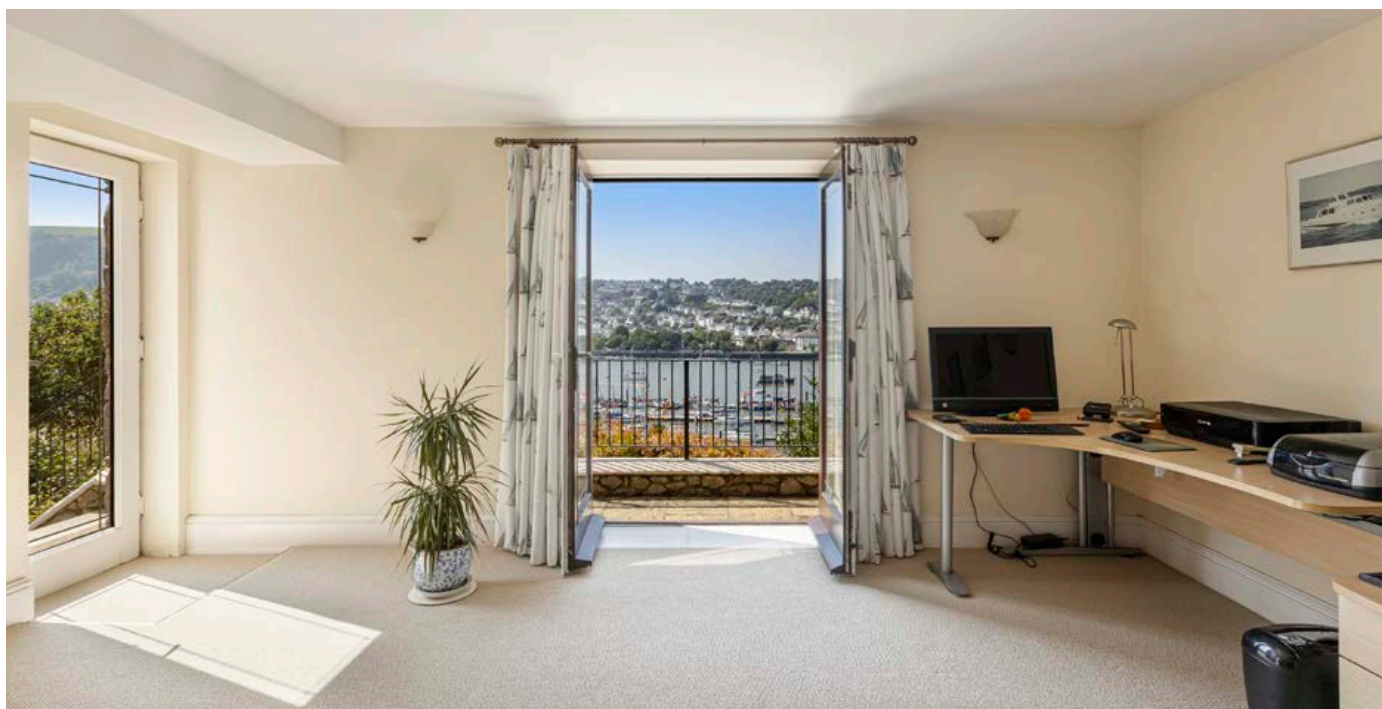


Situation

Beautifully positioned on the outskirts of this delightful South Hams riverside village. Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.

Hoodown is a short walk from the centre of the village and is a quiet residential area which sits prominently overlooking the River Dart and Dartmouth beyond.





Description

Presented beautifully throughout, this much loved home enjoys the most stunning views, with spacious accommodation which is flooded with natural light. Having been extremely well maintained by the current owners, it represents a wonderful opportunity for a move to this charming village to enjoy a more gentle way of life, particularly for those who enjoy life on the water.

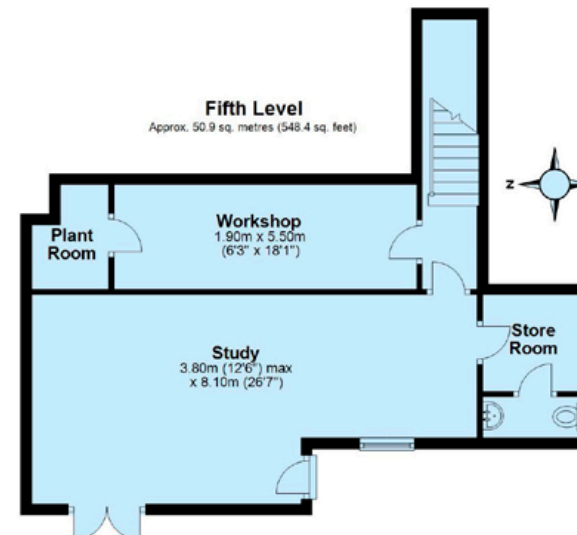
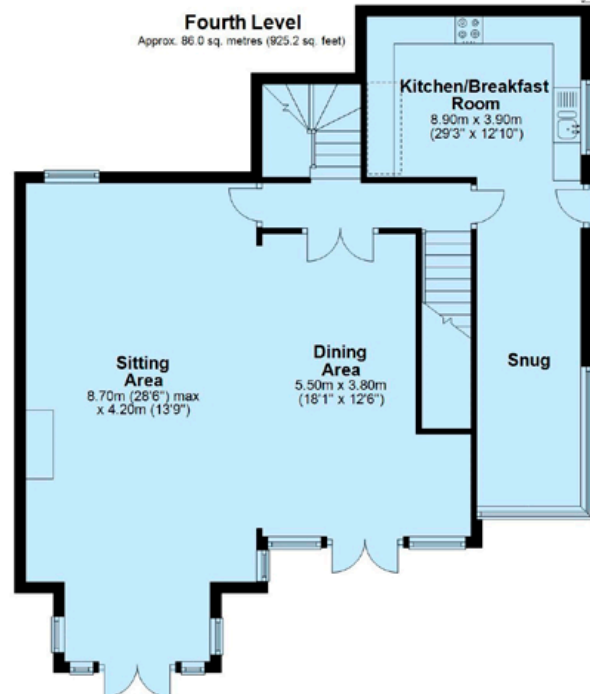
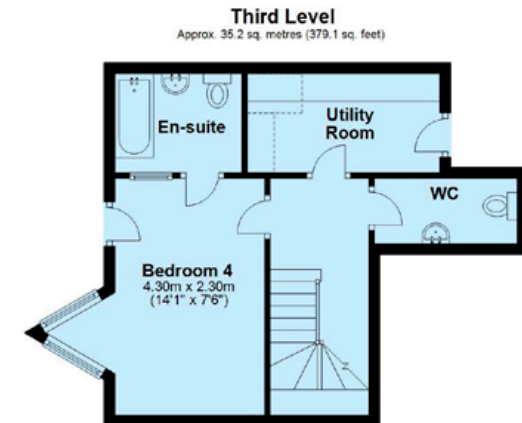
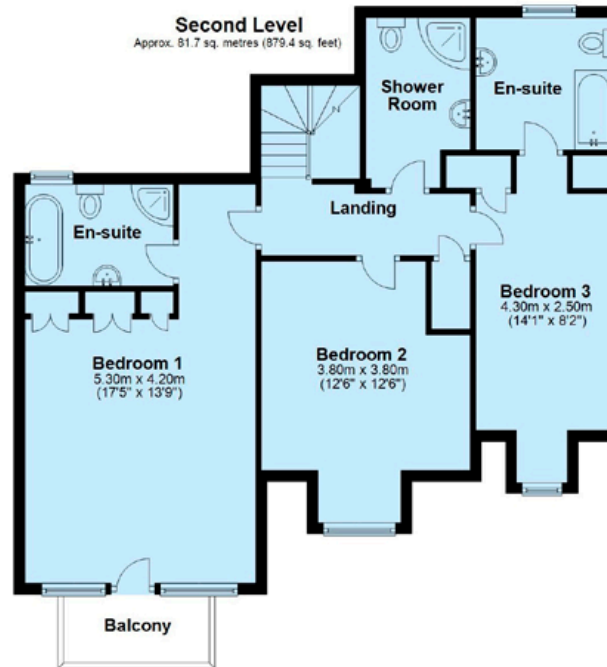
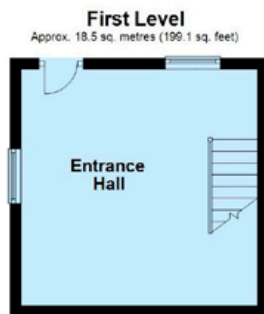
This is a handsome detached house with accommodation set over four floors, comprises of a welcoming entrance hall on the first level leading down to the second level. Here is the main bedroom suite, a beautiful room with a luxurious en suite bathroom, range of built in wardrobes and a door out to your own private balcony. Bedroom 3 also has an en suite bathroom, there is a further bedroom (2) and a smart family shower room. There is a further en suite bedroom a most useful utility room and cloakroom on the third level. The main living space is on the fourth level and is a superb area from where to enjoy the glorious surroundings. The sitting room has a feature fireplace and is open plan to the dining room, both of which have access out to the lovely paved terrace. The kitchen / breakfast room is wonderful family room, a well fitted and presented room with a snug area. There is a fabulous home office / study on the fifth level with access out to a paved terrace, a store room with w.c., a plant room and a workshop.

Outside

The Brink sits in a good sized sloping plot, with plenty of lovely level paved terrace space from where you can sit and take in the simply stunning surroundings. The remainder of the garden slopes down towards the river and is in part lawned and with plenty of mature planting. To the front of the house there is a parking bay for 2 vehicles with an electric vehicle charging point and there is one further parking space just off the road.







Total area: approx. 272.3 sq. metres (2931.3 sq. feet)



Services

Mains electricity and water. Septic tank. Oil fired central heating. Electric vehicle charging point.

EPC Rating

D

Council Tax

Band G

Tenure

Freehold

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

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

From Dartmouth take the lower ferry to Kingswear. Proceed up Fore Street and follow the one way system alongside Waterhead Creek. After approximately half a mile turn sharp left (opposite Waterhead Close) on to Hoodown Lane. Proceed up the hill and around the sharp bend where the property is found on the left hand side.

Viewing

Strictly by appointment with the Sole Agents, Marchand Petit Dartmouth 01803 839190.

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