



Creekside, Lower Contour Road, Kingswear,
Dartmouth, Devon, TQ6 0AL

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Creekside, Lower Contour Road, Kingswear

A wonderful contemporary and beautifully presented detached home which enjoys absolutely gorgeous views of Kingswear Creek and the River Dart towards Dartmouth, a detached garage with a studio apartment over, parking and gardens.

Accommodation

Ground Floor

Family Room. En Suite Guest Bedroom. Main En Suite Bedroom Suite With Dressing Room. Store. Terrace. Undercroft.

First Floor

Main Open Plan Living Space With Sitting Room, Dining Room & Kitchen. En Suite Guest Bedroom. Guest Bedroom/Study. Utility Room. Boiler Room. Terrace.

Outside

Large Terrace To Ground Floor. Sun Terrace To First Floor. Mature Landscaped & Terraced Gardens. Large Garage. Hardstanding Parking.

Boathouse (above the garage)

Open Plan Living/Bedroom/Kitchen. Shower Room. Terrace.

Mileage

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

Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk







KEY FEATURES

Contemporary Detached Home

Beautifully Presented To A High Standard Throughout

Wonderful Position In the Heart Of This Pretty South Hams Village

Superb Views Across Kingswear Creek & The River Dart

Comprehensively Extended & Renovated

Detached 'Boathouse' Self Contained Annex

4 Bedrooms, 3 En Suites

Large Garage & Additional Hardstanding Parking

Beautiful Terraced & Landscaped Gardens

Fabulous Wrap Around Terrace From The Main Living Spaces

Plenty Of Storage Including An Undercroft Currently Housing A Workshop Area And Gym Equipment





A wonderful detached home situated in this charming riverside village with easy access to all the amenities on offer.

Creekside is presented beautifully throughout having undergone an extensive programme of renovation and extension carried out by the current owner which includes 'The Boathouse', built in 2018, a superb self contained studio with garage below. This contemporary home is finished to exacting standards and offers flexible, light filled accommodation with stunning open views of Kingswear Creek and the River Dart.

The main home has accommodation arranged over two floors and the wonderful views are enjoyed from all principal rooms. On the first floor is the stunning open plan living space comprising of a kitchen/sitting/dining room. There is a sleek stylish kitchen with integral appliances open through to the dining area with large bi-fold doors out on to the terrace. The decked terrace to the first floor has glass balustrading and is a wonderful space to sit and take in the gorgeous views.

There are two bedrooms on this floor, the en suite principal bedroom has French doors out to the rear terrace, there is another guest bedroom and a useful utility room and a boiler room.

A feature spiral staircase leads to the ground floor where there is a large bedroom suite with French doors on to the terrace and with a dressing room and en suite bathroom and there is a another en suite bedroom. The family room is a superb space and has bi-fold doors giving access to the terrace. The ground floor terrace again with glass balustrading is another wonderful large outdoor space with a sunken hot tub and the same gorgeous views with space for a dining table and sun loungers.

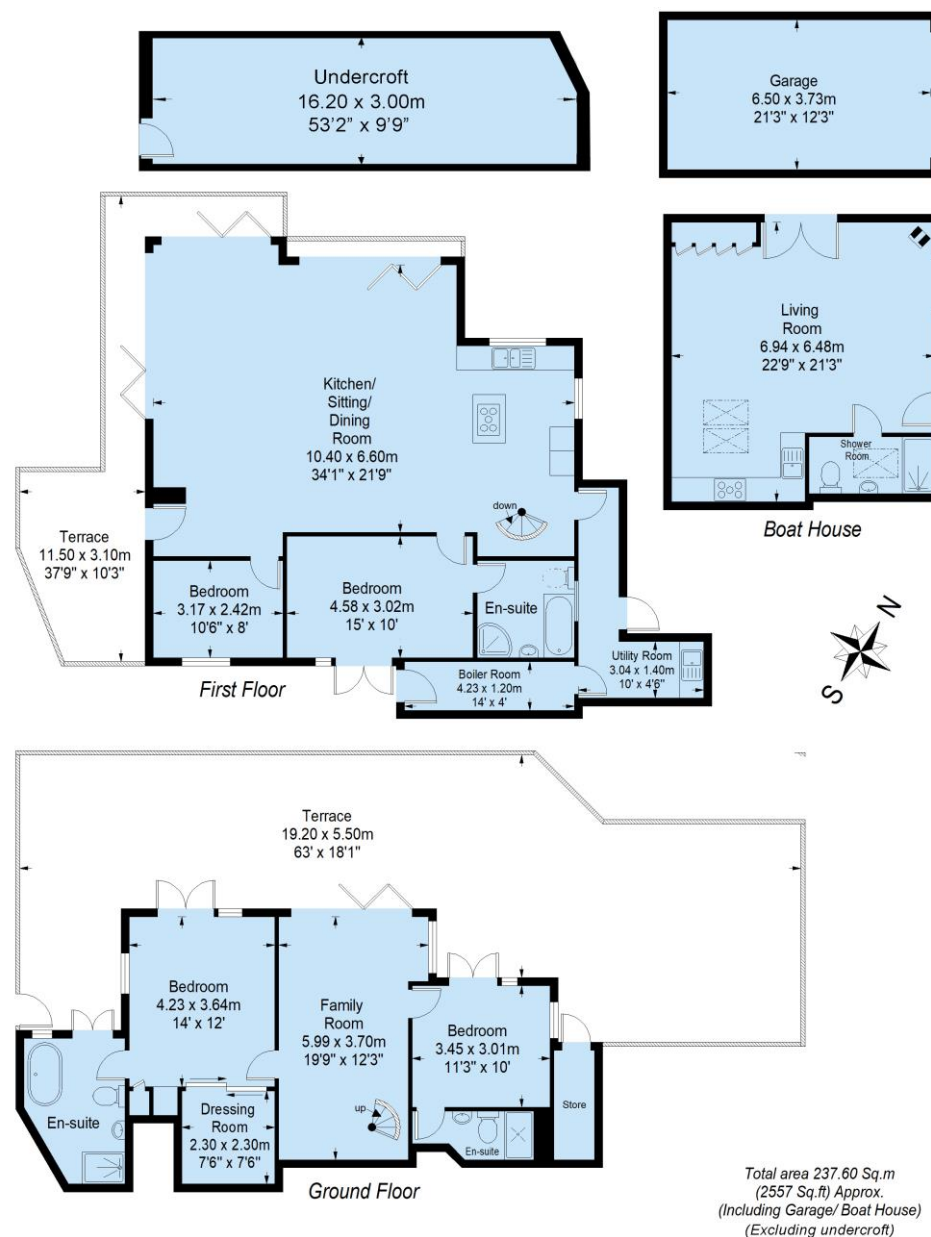
The Boathouse is a wonderful addition to this property. Situated above the garage the accommodation is beautifully presented in the style of self contained studio with vaulted open plan living with a beautifully presented and equipped kitchen, a woodburning stove and a Juliet balcony providing lovely creek views.

The gardens have been beautifully terraced and landscaped, with various opportunities to relax and take in the wonderful surroundings. There is hardstanding parking beside the garage. There is useful pedestrian access from Lower Contour Road where resident parking permits are available.

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.



NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

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

COUNCIL TAX

E

SERVICES

Mains Electricity & Water. Private Drainage
Oil Fired Central Heating

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

TENURE

Freehold

VIEWINGS

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

DIRECTIONS

Take the lower ferry across from Dartmouth to Kingswear and follow the road through the village passing the marina on your left hand side. At the end of the creek and Creekside will be found on the right hand side.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but 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. Neither Marchand Petit, nor any of its employees, has any 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. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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