



Saltwinds, Wood Lane, Kingswear, Dartmouth,
Devon, TQ6 0DP

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Saltwinds, Wood Lane, Kingswear, Devon

A beautifully presented substantial detached house, with spectacular views across the River Dart and with Dartmouth beyond with parking and a mature terraced garden

Accommodation

Ground Floor

Entrance Hall/Snug. Cloakroom. Kitchen/ Dining Room. Living Room. Decked Terrace.

Lower Ground Floor

Main Bedroom With En Suite Bathroom & Dressing Room. En Suite Guest Bedroom. Family Shower Room. Study/Occasional Bedroom 5.

Garden Level

En Suite Guest Bedroom. Bedroom. Cloakroom. Utility Room. Store.

Outside

Hardstanding Parking. Decked Dining Balcony. Paved Terrace. Mature Garden. Workshop With Power & Water

Mileage

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Dartmouth Office

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KEY FEATURES

Stunning River Dart & Countryside Views
 Lovely Substantial Detached Home Situated In A Charming South Hams
 Riverside Village
 Hardstanding Parking
 Beautifully Presented Throughout
 4/5 Double Bedrooms - 3 En Suites
 Open Plan Kitchen / Dining Room
 Wonderful Decked Dining Balcony
 Mature Terraced Gardens
 Workshop With Power & Water
 Mains electricity, water and drainage
 Oil fired central heating and electric underfloor heating in the kitchen





Saltwinds is a beautifully presented, substantial detached house, with spectacular views, parking and garden. Set in a wonderful elevated position on Wood Lane, the property commands the most stunning far reaching views across Kingswear and Dartmouth and the surrounding countryside.

This lovely home is arranged over three floors and has well-proportioned light-filled rooms; the stunning vista is enjoyed from all principal rooms.

On the upper ground floor is a welcoming entrance hall/snug, a cloakroom, the open plan kitchen/dining room which is well fitted and equipped with integrated appliances and a sitting room with feature fireplace - both the kitchen/dining room and the sitting enjoy direct access to a large full width west facing balcony.

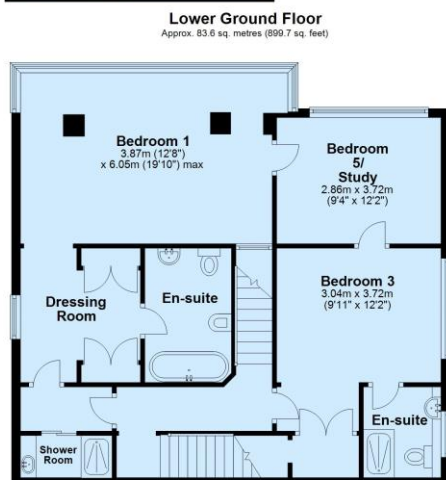
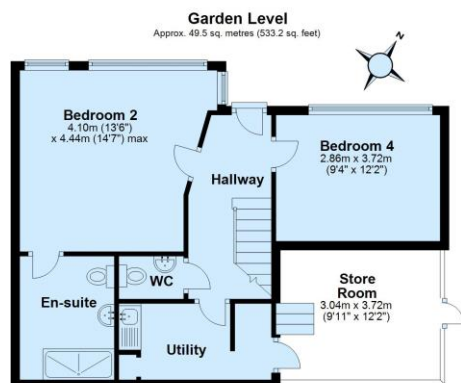
The main bedroom suite consisting of an en suite bathroom and a dressing room, a further en suite guest bedroom, the study/occasional bedroom 5 and a family shower room are all on the lower ground floor, and finally on the garden level there are 2 bedrooms one of which has an en suite shower room, a separate cloakroom, a most useful utility room and a store room.

Directly off Wood Lane to the front of the property is hardstanding parking for one vehicle. There is a wonderful dining balcony off the main reception rooms at ground floor level, and a gate to the side of the house provides stepped access down to the rear garden where there is another full width terrace perfect for al fresco dining and a mature terraced garden. There is a very useful large workshop in the garden with water and power.

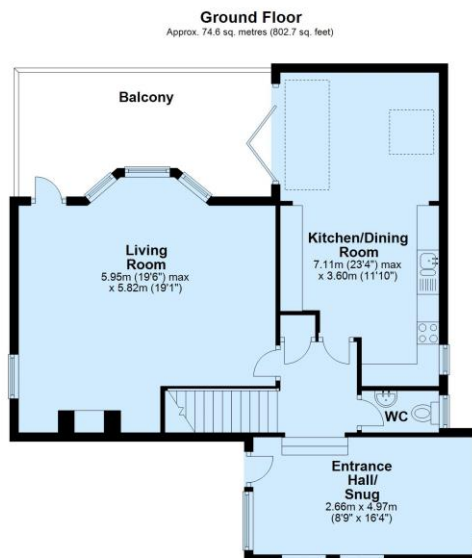
Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, a post office, coffee shops, wine bar, two popular pubs 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.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside.





Total area: approx. 207.7 sq. metres (2235.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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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

Entering the village from the Torbay direction follow the one way system in to village. Take the left hand fork where the road splits on to Higher Contour Road. Wood Lane is a little way along on the right hand side and the property is 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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