



**Woodside, Upper Wood Lane  
Kingswear, Dartmouth, Devon, TQ6 0DF**

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS



## Woodside, Upper Wood Lane, Kingswear

*A wonderful detached home in an elevated position in this absolutely charming riverside village, with spectacular far reaching views of the River Dart towards Dartmouth and the surrounding countryside,*

### Accommodation

#### Ground Floor

Entrance Hall. Sitting Room. Dining Room. Study/Bedroom 4. Shower Room. Kitchen/Breakfast Room. Utility Room.

#### First Floor

2 Guest Bedrooms. Separate Family Bathroom. Main Bedroom With En Suite Shower Room & Balcony

#### Outside

Pretty Mature Terraced Garden.  
Double Garage. Parking.

#### Mileage

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

Dartmouth Office

01803 839190

[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)











## KEY FEATURES

Lovely Detached House  
 Peaceful Elevated Position  
 Immaculately Presented Throughout  
 Superb River & Countryside Views  
 3 Double Bedrooms  
 Study/4<sup>th</sup> Bedroom  
 3 Bathrooms  
 2 Reception Rooms  
 Pretty Terraced Gardens  
 Double Garage & Further Parking  
 Mains Electricity Water & Drainage  
 Air Source Heat Pump Heating









## Woodside, Upper Wood Lane, Kingswear, TQ6 0DF

Woodside is an immaculately presented detached home, with spectacular views across the River Dart with Dartmouth beyond and the beautiful surrounding countryside.

Nestled in a wonderful quiet position on Upper Wood Lane, the property has a large garage with further parking in front and a pretty mature terraced garden.

The flexible accommodation is spacious throughout with well-proportioned light-filled rooms, all designed to maximise the position and stunning vista enjoyed from much of the house.

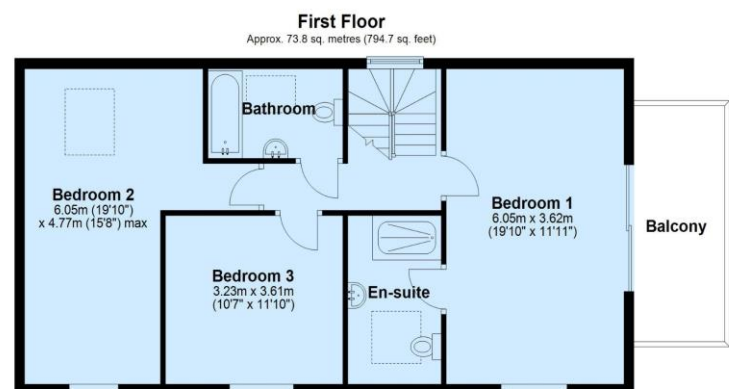
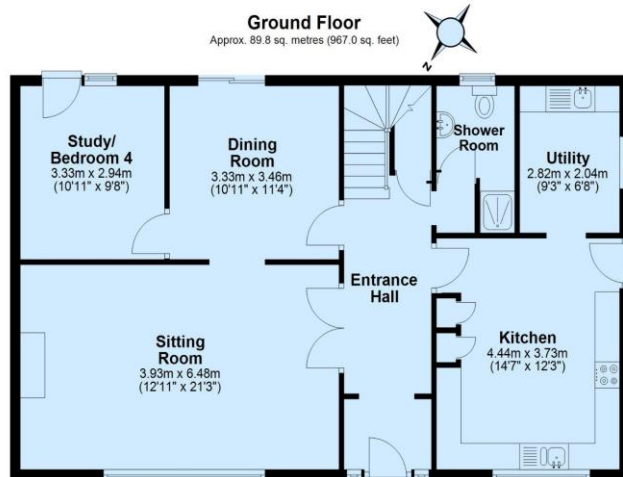
The accommodation is arranged over two floors comprising on the ground floor of a large welcoming entrance hall, a stunning sitting room with woodburning stove and large picture window, a dining room, a study/bedroom 4, a shower room and the kitchen/breakfast room with a most useful utility room off. The kitchen is well fitted and equipped with an excellent range of wall and base cupboards and integrated appliances. On the first floor there are three double bedrooms. The two guest rooms share a family bathroom and the main bedroom has an en suite shower room and double doors out to a wonderful balcony from where you can sit with your morning coffee and appreciate the gorgeous surroundings.

Outside the terraced gardens are well designed for both ease of maintenance and to be able to enjoy the outdoor living spaces to the full. The garden is bursting with mature planting, there is a good sized lawned area and a paved terrace perfect for al fresco dining. Accessed from the road is an excellent large garage with additional parking to the front.

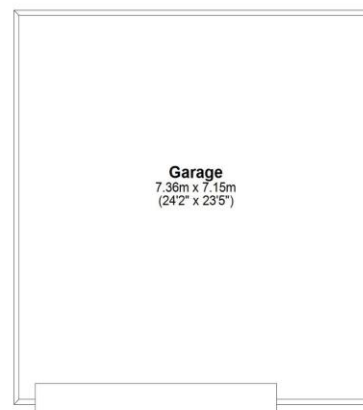
Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal 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.

Across the River Dart is Dartmouth, 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. 163.7 sq. metres (1761.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

Band F

## SERVICES

Mains electricity water and drainage. Air source heat pump 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

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back in to the village, where the road splits take Higher Contour Road for approx. 300 yards and then sharp left on to Upper Wood Lane. The property is half way along 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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