

FAIRWINDS KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FAIRWINDS

An Elegant Period Home with Panoramic River Views on Beacon Road, Kingswear

Set in a sunny near-south facing position, this substantial period maisonette is bursting with character, space, and light. Offering over 1,700 sq ft of beautifully proportioned accommodation over two floors, the property boasts elegant period features throughout and enjoys superb views up and down the River Dart from its principal rooms.

A welcoming entrance hall leads into two exceptional reception rooms—the sitting room and dining room—both boasting ornate feature fireplaces and stunning outlooks across the river. The generously sized kitchen is fitted with a comprehensive range of units, while a separate utility and a downstairs cloakroom provide excellent practicality. A back door from the utility room provides access to a small courtyard with 2 most useful stores.

A wide staircase rises to a spacious landing, where double doors open to a balcony with glass balustrading, offering a wonderful place to soak in the ever-changing river scenery. The first floor features three double bedrooms: two front-facing rooms with breathtaking views, and a third, well-sized double overlooking the rear. The family bathroom includes both a bath and a separate shower cubicle.

To the front, a private courtyard garden provides a true haven. Designed with mature planting with somewhat of an exotic feel, this sheltered space is a wonderful backdrop for entertaining, relaxing, or simply soaking in the ever-changing sweeping views of the River Dart.

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.







KEY FEATURES

- Elegant Period 3 Bedroom Maisonette
- Absolutely Superb Widespread River Dart Views
- Spacious Light Filled Accommodation
- Lovely Balcony Overlooking The River Dart
- Stunning Features and Proportions
- Sought After River Dart Village Location
- Charming Paved Courtyard Garden
- Two Useful Stores









PROPERTY DETAILS

Property Address

Fairwinds, Beacon Road, Dartmouth, Devon, TQ6 0BS

Mileages

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

Services

Mains electricity water and drainage. Electric heaters.

EPC Rating

Current: 49, Potential: 66

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

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

When leaving the ferry turn right at the top of the slipway and walk through the arch, turn left up the the first flight of steps and at the top, turn right into Beacon Road and continue through the narrows and the Fairwinds is on the left hand side.

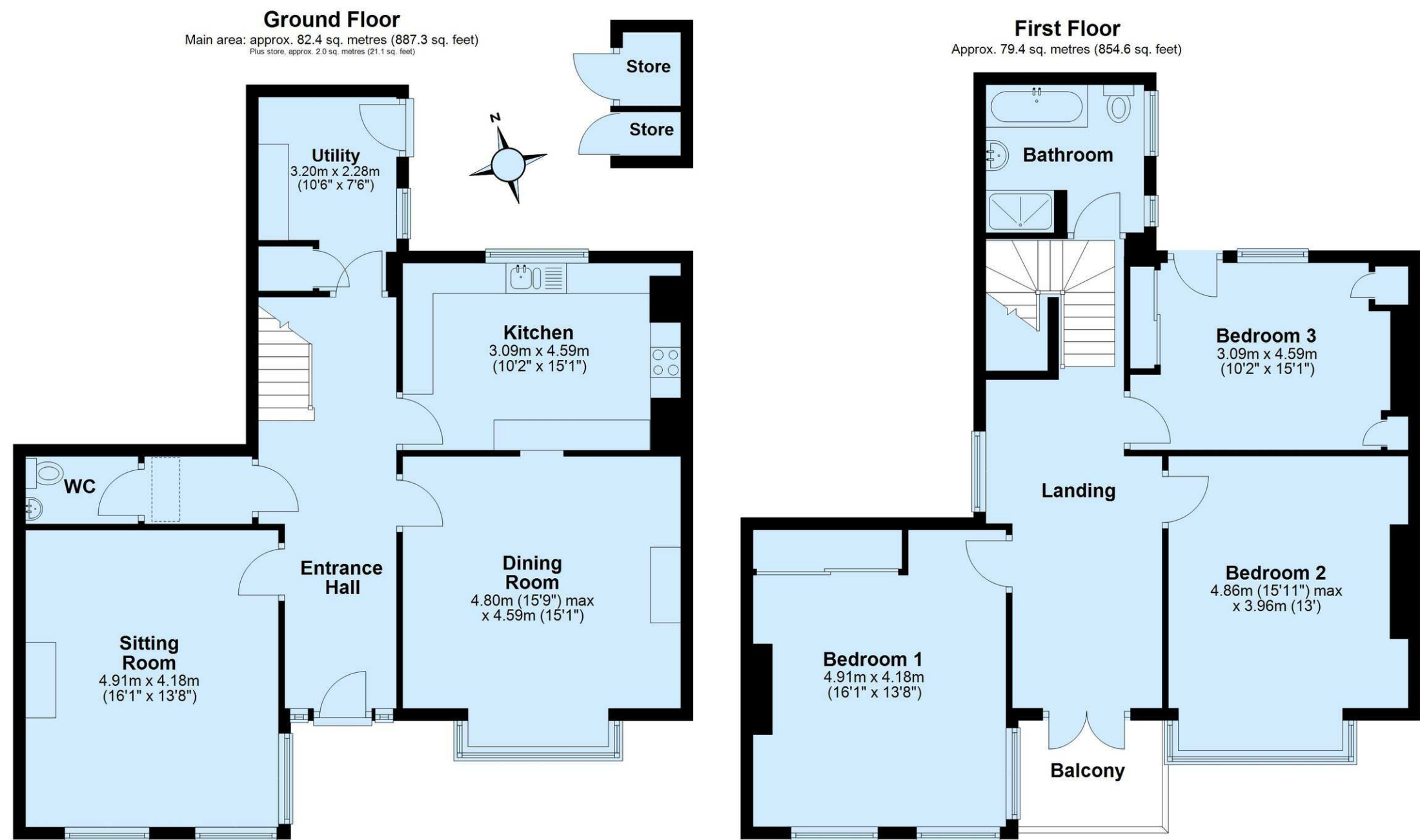
Viewing

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



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.

FLOOR PLAN








MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Prime Waterfront & Country House
01548 855590 | pwch@marchandpetit.co.uk

[MARCHANDPETIT.CO.UK](https://marchandpetit.co.uk)

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590