

Elm Vale Lodge, Hillhead, Kingswear, Devon





A beautiful contemporary detached home, situated in a glorious setting with **far-reaching valley views** to the sea. Immaculate and spacious accommodation, wonderful grounds, double garage, and driveway parking for several cars.

Summary of accommodation

Ground Floor: Open porch | Entrance hall | Kitchen/dining room | Sitting room | Sunroom | Utility | Cloakroom

Two double bedrooms (one currently used as a study) | Bathroom

First Floor: Principal bedroom with balcony, dressing room and en suite shower room | Guest bedroom with en suite shower room and eaves storage

Outside: Gardens | Wrap around terrace | Double garage/studio | Driveway and parking for several vehicles | Undercroft store

Gross Internal floor Area 2,739 sq ft (256 sq m)

Distances

Kingswear – Dartmouth Higher Ferry 2 miles, Brixham Harbour 2 miles, Totnes train station 9 miles

(All distances and times are approximate)



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The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. The parish of Kingswear stretches from the mouth of the Dart Estuary along the coast towards Brixham, with Gattery Lane being the last point. Gattery Lane is a quiet, wooded, green lane, and Elm Vale Lodge, has an enviable setting, being the last house before the glorious expanse of neighbouring countryside sweeps down the valley to the sea. This landscape is protected by designation as an Area of Outstanding Natural Beauty, with outstanding walks, including the South West Coast Path, which is described between Sharkham and Man Sands as 'one not to be missed, with a wealth of wildflowers, a tiny and remote sandy cove, and a fast-changing wetland nature reserve'.

The thriving and popular village of Kingswear is situated on the banks of the River Dart, surrounded by National Trust owned countryside. The village offers two popular pubs, a tapas wine bar, post office, village shop, primary school, and a church. Kingswear is home to The Royal Dart Yacht Club and two marinas, Noss Marina and Dart Haven Marina. Dartmouth, which is across the river and accessible by ferry all year round, offers a wider range of amenities including two supermarkets, medical centre, dentists, leisure centre, cinema, and swimming pool.

The larger hub of Torquay is about 8 miles away, and there are also three Grammar Schools within the catchment. The former home of Agatha Christie on the River Dart at Greenway is about 2 miles, there is an abundance of beaches and coves, nearby golf courses at Dartmouth and Churston and the well-loved steam train which runs from Kingswear to Paignton.

Further afield is Dartmoor National Park, providing opportunities for riding and other outdoor activities. Communication links in the area are excellent with the A380 being about 5 miles and offering access to the M5 motorway at Exeter. There are mainline rail links to London Paddington from both Totnes and Newton Abbot, taking about 2hr 40 mins.



The property

Built originally in 1927 as a bungalow, Elm Vale Lodge has been beautifully, and cleverly, redesigned by architects and extended to now provide spacious and light accommodation arranged over two floors, with an abundance of glass, ensuring the stunning view is framed to perfection from almost every room.



The beautiful, double height entrance hall with bespoke staircase rising to the first floor, is a wonderful introduction to Elm Vale, as the view is already on display. Beyond is a well-appointed kitchen/dining room, fitted with a good range of units and integral electric appliances, and sliding doors open to the adjoining terrace providing superb coastal and valley views. The sitting room, which is fitted with a wood burning stove is split level and open plan to the sunroom, which has wall to wall windows and a door leading to the gardens and terrace. There are two double bedrooms on the ground floor, one which is currently used as a home office, and a family bathroom. In addition is a utility room and a further cloakroom. Stairs rise to the first floor, and the principal bedroom, which has a high vaulted ceiling and doors leading to a Swiss chalet style balcony, with outstanding views, perfect for a morning coffee! This lovely bedroom is complemented with wall-to-wall wardrobes, a further walk-in wardrobe and an en suite shower room. The guest bedroom, with en suite shower room is also on the first floor.

Gardens

The landscaped gardens at Elm Vale Lodge are wonderfully private and a true delight, being well-established and beautifully stocked with an array of flowers and shrubs, providing enjoyment all year round. The gardens adjoin neighbouring countryside, as it sweeps down the valley to the sea, and the far-reaching coastal views make a glorious backdrop as you sit and enjoy a spot of al fresco dining on the wrap around terrace.



Recently modernised and insulated double garage suitable for multiple uses. Electric door with side glass door and window offering glorious views, currently used in part as an artist's studio. There is a driveway and parking for several vehicles.

Services

Oil central heating via radiators and under floor heating with Heatmiser electronic management, private drainage via recently installed treatment plant, mains water and electricity. 21 solar panels providing income of £2-3000 pa, plus hot water and car charging.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ5 0HE)

From Kingswear, follow the one-way system out of the village on the B3205 Brixham Road, passing Noss Marina. Continue to the roundabout at Hillhead and take the second exit, Kingswear Road, signposted Brixham. Gattery Lane will be found further along on the right-hand side. Elm Vale Lodge is the last house on the right.

Property information

Tenure: Freehold

Local Authority: South Hams District Council, Kingswear Parish

Council Tax: Band F

EPC Rating: B

Guide Price: £1,250,000



**Approximate Gross Internal Floor Area
2,739 sq ft (256 sq m)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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