

# Riverside

Dartmouth, Devon







# A spectacularly situated, contemporary, Dartmouth waterfront house

Totnes 15 miles, Newton Abbot 23 miles, Exeter 43 miles, Plymouth 34 miles  
(All distances and times are approximate)

  
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## Summary of accommodation

First Floor: Entrance hall

Ground Floor: Open-plan kitchen/sitting/dining room with terrace balcony overlooking estuary | Principal bedroom/bathroom suite  
Guest bedroom/shower room suite | Further bedroom and shower room

Lower Ground Floor: Utility/store room | WC | Store and steps to water

Studio with bedroom/living room and WC

Garage and store

Direct access to River Dart and running mooring



# Situation

The beautiful and historic waterside town of Dartmouth, at the mouth of the stunning River Dart Estuary, is one of Devon’s premier seaside havens and the town’s deep-water port attracts sailing vessels from all over the world and is considered one of the prettiest in Europe.

The town is surrounded by gorgeous South Hams countryside and is a short drive from many beautiful beaches. At its heart is the iconic Britannia Royal Naval College, stressing its maritime heritage and the Dart Marina and Yacht Harbour.

The town is a culinary enthusiast’s paradise and there is an excellent selection of shops, artisan cafés, boutiques, galleries, pubs and restaurants, as well as supermarkets and medical facilities. The town is also famous for its annual Royal Regatta and there is a music festival and a food festival.

Riverside is on Castle Road, about a mile from the town centre, which leads out from Warfleet Creek to Dartmouth Castle and St Petrox Church and near to the National Trust owned bluebell woods of Gallants Bower. Warfleet Creek is a beautiful sheltered cove with a public slipway and, further along the coast path are the beaches of Castle Cove and Sugary Cove.

The South Hams area of South Devon is renowned for its beautiful rolling countryside, scattered with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs. The South West Coast Path provides breathtaking coastal walks. There are golf courses at Best Western The Dartmouth Hotel, Bigbury and Thurlestone.

At Totnes there is a station with mainline connections to London (Paddington) in under 3 hours and, via the A38 or A380, is the university and cathedral city of Exeter where there is access on to the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.



# Riverside

Riverside occupies a spectacular waterfront location, where Warfleet Creek joins the main River Dart estuary, and with outstanding views up the river, over Warfleet Creek, towards the town centre and BRNC, and across the estuary to Kingswear..

The house is immaculately presented, with high quality fixtures and fittings throughout. From the first floor entrance hall stairs descend to the main ground floor and the fabulous open-plan kitchen/sitting/dining room with fully fitted kitchen and dining area, plus sitting area. The large glazed sliding doors open onto the decked terrace with fully a glazed balustrade running the length of the house and providing outstanding views over the estuary.

The principal bedroom and third bedroom also have glazed sliding doors out to the terrace balcony. There are stairs down to the large utility/store room with fitted cupboards, excellent storage space and WC. There is a door to the river frontage, enclosed external storage and steps to running mooring.



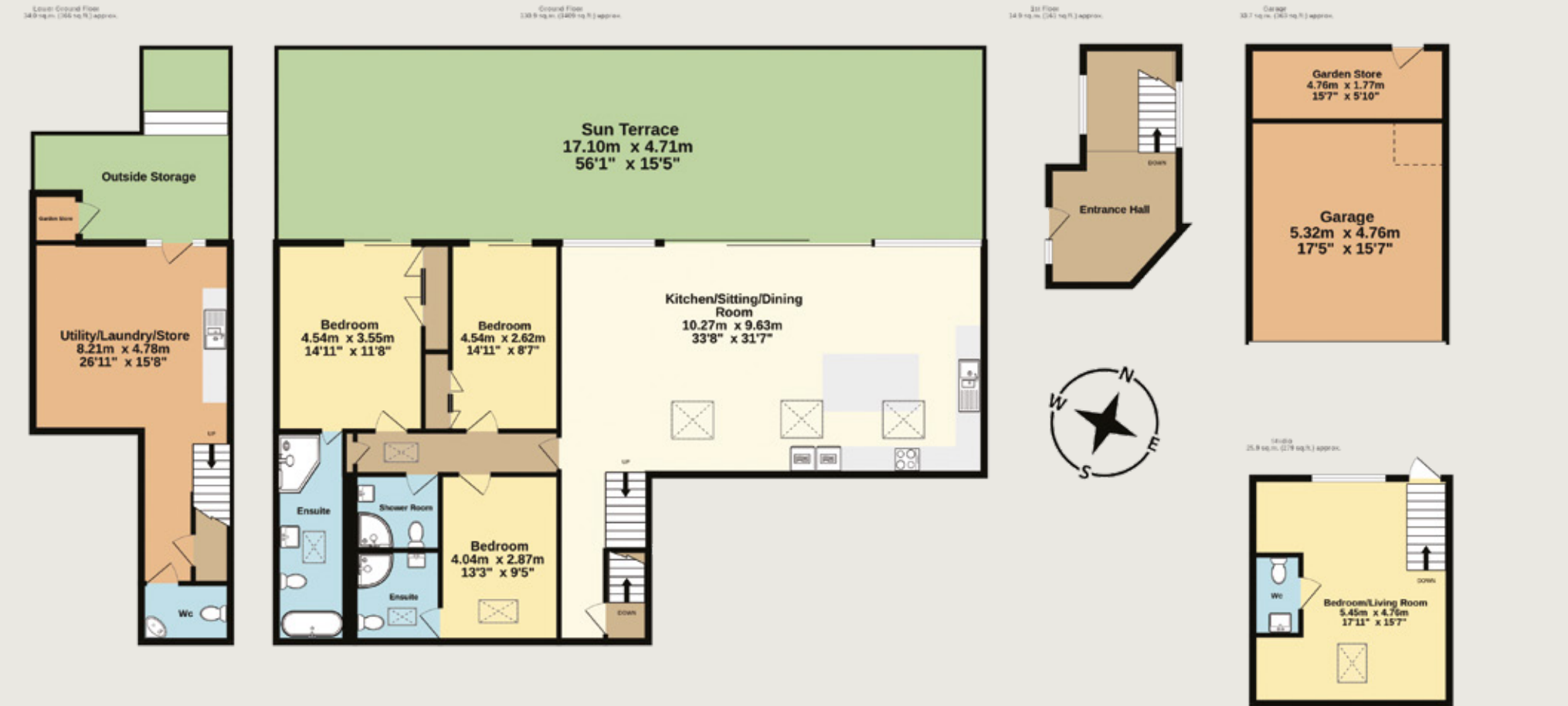








**Approximate Gross Internal Floor Area**  
238.1 sq.m. (2563 sq.ft.)



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.



Behind the house steps lead up to the studio with glazed gable end overlooking the estuary and garage and store below.



# Property Information

- Services**

Mains water and electricity. Underfloor heating throughout house. Heating and hot water supplied by an air source heat pump.
- Tenure**

Freehold
- Local Authority**

South Hams District Council: 01803 861234
- Council Tax**

Band G
- EPC Rating**

B
- Directions**

Postcode: TQ6 0JN  
What3words: /// veal.cups.stowing
- Viewings**

Viewing is strictly by appointment through Knight Frank.





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