



YARROW BANK

Kingswear, Devon



ONE OF SOUTH DEVON'S FINEST WATERFRONT LOCATIONS

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Drawing room | Sitting room | Conservatory
Dining room | Kitchen | Breakfast room | Utility room

First Floor: Principal bedroom | Four further bedrooms | Boot room | Two bathrooms | Shower room

Second Floor: Bedroom

Outside: Terrace overlooking River Dart | Mature gardens with pathways and seating areas | Garden stores
Garage/boat store | Parking space | Direct water access | Running mooring

Distances: Totnes 12 miles, Dartmouth 0.5 miles (via ferry), Exeter 33 miles
(All distances are approximate)

Guide price £2,500,000

SITUATION

Kingswear is on the sunny east bank of the stunning River Dart, directly opposite Dartmouth, and within the South Devon Area of Outstanding Natural Beauty. With its backdrop of lush green hills, the village has pubs ; The Steam Packet Inn and The Ship Inn, cafes, church and village store, as well as the Royal Dart Yacht Club and the Dart Haven Marina and chandlery, 85 nautical miles from Cherbourg and 70 from St Peter Port, Guernsey.

Also from Kingswear the Dartmouth Steam Railway and Riverboat Company runs the steam train to Paignton, running close by the Greenway Estate, former home of Agatha Christie. There are secondary schools at Dartmouth Academy and Churston Ferrers Grammar School, and golf courses at Best Western The Dartmouth Hotel, Churston Ferrers and, further afield, at Bigbury and Thurlestone. The South West Coast Path, providing spectacular coastal walking, runs through the village.

The beautiful River Dart is renowned for its abundance of wildlife and provides excellent opportunities for a variety of water sports.

A short walk and ferry ride across the river is the delightful and historic waterside town of Dartmouth, which 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 a short drive from many beautiful beaches. At its heart is the iconic Britannia Naval College, stressing its maritime heritage. The town is a culinary enthusiast’s paradise, and there is an excellent selection of shops, artisan cafes, 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 food festival.

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.



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 onto the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.

THE PROPERTY

Yarrow Bank occupies one of the best waterfront sites in Kingswear, towards the end of Beacon Road, on the south facing bank of the River Dart. There are panoramic views from the house, terrace and gardens, across the estuary, past Dartmouth Castle to the sea in one direction and up river towards Dartmouth town in the other. There is direct access to the river.

The house was built by Robert Newman in 1833 and was the first to be built in this part of Kingswear. Notable for its castellated façade, the house has spacious, well-proportioned and high-ceilinged rooms and retains its period character and charm, with such features as leaded light mullioned





and transomed window overlooking the stairs, decorative cornicing, picture rails and attractive fireplaces. The accommodation is arranged on three floors and makes full use of the stunning estuary and sea views.

The front door from the entrance hall opens to an open porch and the terrace, as do both French doors in the bay window from the large drawing room, glazed folding doors from the breakfast room and doors from the conservatory, all of which connect the interior to the terrace and gardens and, of course, the spectacular river and sea views.

The conservatory is accessed from both the sitting and dining rooms and, off the breakfast room, is the fully fitted kitchen, also benefiting from the gorgeous views down the river to the sea, as do the principal bedroom from its bay window, and the other bedrooms.



Approximate Gross Internal Area
391.1 sq.m. (4210 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The mature and established gardens afford privacy and a number of seating areas from where to appreciate the stunning waterfront surroundings, and there are numerous paths running between the trees, shrubs and hedges. A pathway and steps lead directly down to the water, also giving access to the running mooring.

There is a garage/boat store attached to the house with steps down to the garden, and the garden store is above the terrace on the other side of the house, with a parking space off Beacon road above.

PROPERTY INFORMATION

- Tenure: Freehold
- Services: Mains water, electricity and drainage. Central heating
- Local Authority: South Hams: 01803 861234
- EPC: F
- Council Tax: Band H
- Directions: TQ6 OBS Please do not drive down Beacon Road as it is narrow and there is limited parking.
- What3words: ///noble.decently.dine



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