

The Element, Dartmouth, Devon





The epitome of modern elegance.

An outstanding new-build family home in one of the country's most sought-after waterfront locations.

Summary of accommodation

Entrance hall | Sitting room | Games room/additional bedroom | Cinema room | Open plan kitchen/dining/sitting room | Pantry
Utility room | Cloakroom

Principal bedroom with en suite bathroom and dressing room | Three further bedrooms all with en suite facilities | Study

Hot tub | Outdoor kitchen | Private gardens and terraces | Garage | Private parking for two vehicles

Distances

Dartmouth centre 0.3 miles, Totnes 12.4 miles (London Paddington 2 hours 40 minutes), Exeter 41 miles
(All distances and times are approximate)



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Location

Dartmouth, established in 1147, has long held its status as one of Devon's premier seaside havens. Its rich history is woven with an invigorating blend of history, gastronomy, and coastal charm. At its heart stands the iconic Britannia Royal Navy College, symbolizing Dartmouth's deep-rooted maritime heritage.

Yet, Dartmouth is not just anchored in its past; it thrives in the present. A culinary enthusiast's paradise, the town is dotted with acclaimed fine dining establishments. Complementing this are bespoke boutiques and artisan cafes, perfect for leisurely afternoons. Essential services – be it supermarkets, medical facilities, or veterinarians – ensure residents are well catered for, emphasising Dartmouth's balance of luxury and practicality.

Connectivity remains one of Dartmouth's strengths. Neighbouring towns of Totnes, Paignton, and the bustling city of Plymouth are easily accessible by road. The A379 acts as a conduit to Paignton and further connects to Exeter through the A380/A38. The mainline rail station at Totnes offers a direct service to London Paddington taking from 2 hours 40 minutes.

For families considering their children's education, the area offers an excellent selection of both state and private institutions. Exeter is home to esteemed independent schools including Exeter School, The Maynard, and Exeter Cathedral School. Across the river is Churston Grammar School and in commuting distance from Dartmouth are Torquay Boys and Torquay Girls Grammar schools.

In essence, Dartmouth offers a lifestyle infused with the serenity of the coast, the vibrancy of a cultural hub, and the comforts of a well-connected town.

The Element

Nestled in a commanding south-facing elevated position, The Element stands as a testament to sophisticated contemporary design, underpinned by an uncompromising attention to detail and high quality finishes. With panoramic views that stretch over the estuary to the sea beyond, this family home offers an unparalleled waterfront living experience in the picturesque setting of Dartmouth.



A rarity for Dartmouth, the house boasts the luxury of parking for three vehicles, with two spaces and a secure garage. As you ascend the steps and meander through the meticulously curated front garden, the architectural prowess of The Element becomes strikingly evident. Its façade is a harmonious blend of expansive glass juxtaposed against the sleek sheen of zinc cladding, creating an inviting interplay of transparency and solidity.

Inside, the heart of the home is the generously proportioned open-plan kitchen, dining, and sitting area with polished concrete flooring. Compass Kitchens of Kingsbridge hand built the kitchen, a space that's as functional as it is visually striking. With a centrepiece island, dual ovens, and a discreet pantry, culinary endeavours are sure to be a delight. Adjoining the kitchen is a substantial utility room, equipped with a convenient laundry chute from the first floor.

Adjacent to this space, vast sliding glass doors serve as a gateway to the serene garden, designed for both aesthetic appeal and minimal upkeep. As you transition from indoors to outdoors, the ever-present estuary and sea views serve as a breath-taking backdrop, further enhancing the home's sense of place.

The ground floor also houses a sitting room, bathed in natural light and punctuated by an imposing fireplace, and a versatile games room that can seamlessly adapt as an additional bedroom. A cosy cinema room provides an ideal relaxation space for movie nights.

Ascending to the first floor, one is greeted by a bright and airy ambience, a result of innovative architectural use of glass in ceilings and corners. Off the landing is a study area offering breathtaking sea views and overlooking Dartmouth. This level also comprises four meticulously designed bedrooms, each boasting an en suite bathroom, ensuring privacy for residents and guests alike. The principal bedroom stands out, offering not just an en suite, but also an adjoining dressing room with a balcony overlooking the river which gets the morning sun. The quality of the finish is matched by the technology, including electric blinds that have been fitted in all bedrooms, providing convenience at the touch of a button.

In essence, The Element presents an unmatched waterfront living proposition. Whether it's the exceptional build quality, the well-considered design, or its prime south-facing waterfront location, The Element caters to the discerning needs of those in pursuit of elegant simplicity alongside a lifestyle by the water.



Services

Mains gas, electricity, water and drainage
Under floor heating throughout
Solar panels
CCTV and alarm

Property information

Tenure: Freehold
Local Authority: South Hams District Council
Council Tax: Band G
EPC Rating: B

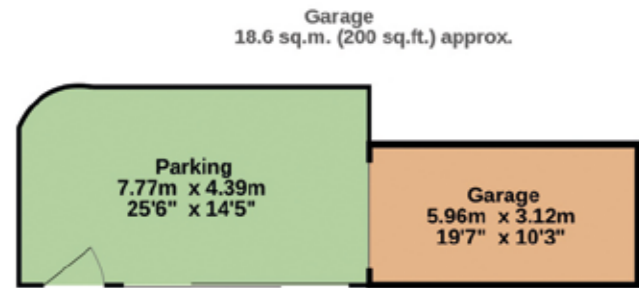
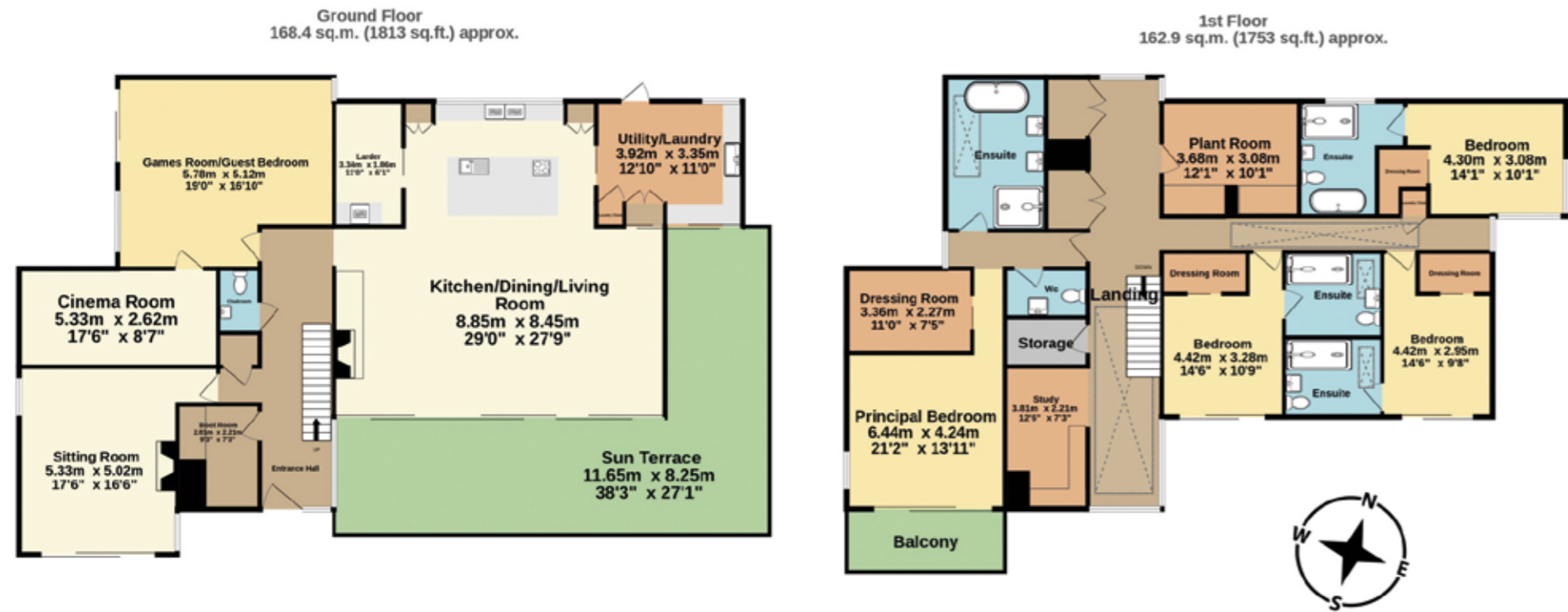


Approximate Gross Internal Floor Area

350.0 sq m (3767 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.

- 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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