



Riversea, Kingswear, Devon





An exceptional waterfront family house with **spectacular views** across the River Dart and out to sea.

Summary of accommodation

Ground floor: Entrance hall | Drawing room | Library | Kitchen/dining room | Utility room | Cloakroom | Laundry room | Gym/games room

First floor: Principal bedroom with en suite bathroom and dressing room | Balcony | Two guest double bedrooms, one with en suite bathroom
Family bathroom | Study

Second floor: Four further bedrooms (two of which are en suite) | Family bathroom | Store room/bedroom eight

Landscape garden | Lawn | Terraces | Double garage | Boat house | Private jetty | Running mooring

In all about 0.44 acres

Distances

Dartmouth 0.5 miles, Totnes 12 miles (London Paddington 2 hours 45 minutes), Exeter 31 miles (London Paddington 2 hours)

(All distances and times are approximate)



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Situation

Riversea is one of the finest waterfront houses on the River Dart with far reaching estuary and sea views. The house sits in a quiet, private south-facing position on Beacon Road, one of Kingswear's most desirable roads. The panoramic views from the house and gardens are outstanding. Riversea also enjoys direct water access and significantly, it owns the foreshore.

Kingswear is a charming village full of character on the east bank of the River Dart and is set opposite the town of Dartmouth.

Dartmouth is a popular and iconic sailing town which enjoys a vibrant food, cultural and marine scene. It is home to the historic Britannia Royal Navy College, acclaimed fine dining restaurants, boutique shops and artisan cafes, as well as supermarkets, vets and doctors. There are three regular car/passenger ferry services running between Dartmouth and Kingswear.

Totnes, Paignton and Plymouth are all within a reasonable driving distance for wider requirements. For transport links the A379 provides access to Paignton and then on to Exeter via the A380/A38. Dartmouth also has a railway station linking to Exeter and beyond.



The area has a wide choice of schools from both the state and private sectors, with a choice of excellent independent schools in Exeter including Exeter School, The Maynard and Exeter Cathedral School, which are all within easy reach by car or train.

History

Dating back to 1867 Riversea is of significant historic interest with several Royal connections. There were a number of visits from Albert, Prince of Wales and also the granting, by Royal Warrant, of the rights to the Riversea foreshore.

In 1934 the property was registered as a private hotel and named 'Riversea Hotel'. It remained a hotel until 1949 and the guest room numbers were still evident when the family moved into the house in the late 1970s. When the current family moved into Riversea they used it as their primary home for many happy years.

The property

In 2015, the current owners of Riversea carried out a comprehensive rebuild programme, which involved a complete renovation of the entire property. The ground and first floor layout remain largely unchanged; however, the second floor has been remodelled throughout including a new roof and a fantastic new roof lantern.

The result of the renovation is magnificent. The property is not listed and perfectly blends contemporary design with period charm. Inside, the house gives a modern feel and the generous proportions ensure Riversea is the perfect family home. The views of the River and Sea from all principal rooms and bedrooms are breath-taking, and hence the house name.

The impressive entrance hall creates a wonderful sense of arrival and sets the tone for the rest of the house. This leads to the key reception space and into the superb kitchen/dining room. There is an abundance of natural light throughout and excellent volume, especially in the main reception rooms. Beyond the drawing room is a stylish library which leads to a generous first floor office.





Adjacent to the kitchen area is a utility room, laundry room, cloak room and WC. There is also a gym with a triple height ceiling, which could easily double up as a games room with direct access to a wraparound terrace.

The quality of finish and attention to detail continues to the first and second floors via a stunning central staircase. On the first floor, there are three bedrooms including the principal suite with a bespoke dressing room. All these bedrooms also have access to the balcony.



On the second floor there are four further bedrooms with two en suite bathrooms, a family bathroom and a separate store room/further bedroom. It is also worth noting the house retains access to the road from all levels.

The high specification throughout the house includes beautiful European oak wooden planks, slate and limestone floors, Lutron lighting, a Sonos speaker system, a heat recovery system, UV reducing glazing, under floor heating and extensive insulation, ensuring Riversea is a highly efficient property to run and maintain.



Approximate Gross Internal Floor Area
8882.8 sq ft/825.2 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.





Garden, grounds and outbuildings

The landscaped gardens at Riversea are a delight and complement the house perfectly. There is a lawn area, extensive terracing and an abundance of colourful plants and shrubs which are well suited to a coastal garden. This idyllic south facing garden has been designed to take full advantage of the elevated setting and has been cleverly planted to provide colour and interest throughout the seasons.

The terracing creates a generous dining area and there are several sheltered spots to enjoy the tranquil waterfront surroundings throughout the day. There is a pathway leading directly to the water via steps that also give access to the boathouse, private jetty and running mooring.

The boat house is a wonderful building which has been well maintained and has potential to be converted subject to the necessary consents. It also offers excellent storage space and is perfect for storing paddleboards, canoes and other equipment to take full advantage of this prime waterfront location.

The private two bay garage is accessed from Beacon Road and leads directly into the first floor level of the house.

The land extends to approximately 0.44 acres in total.



Services

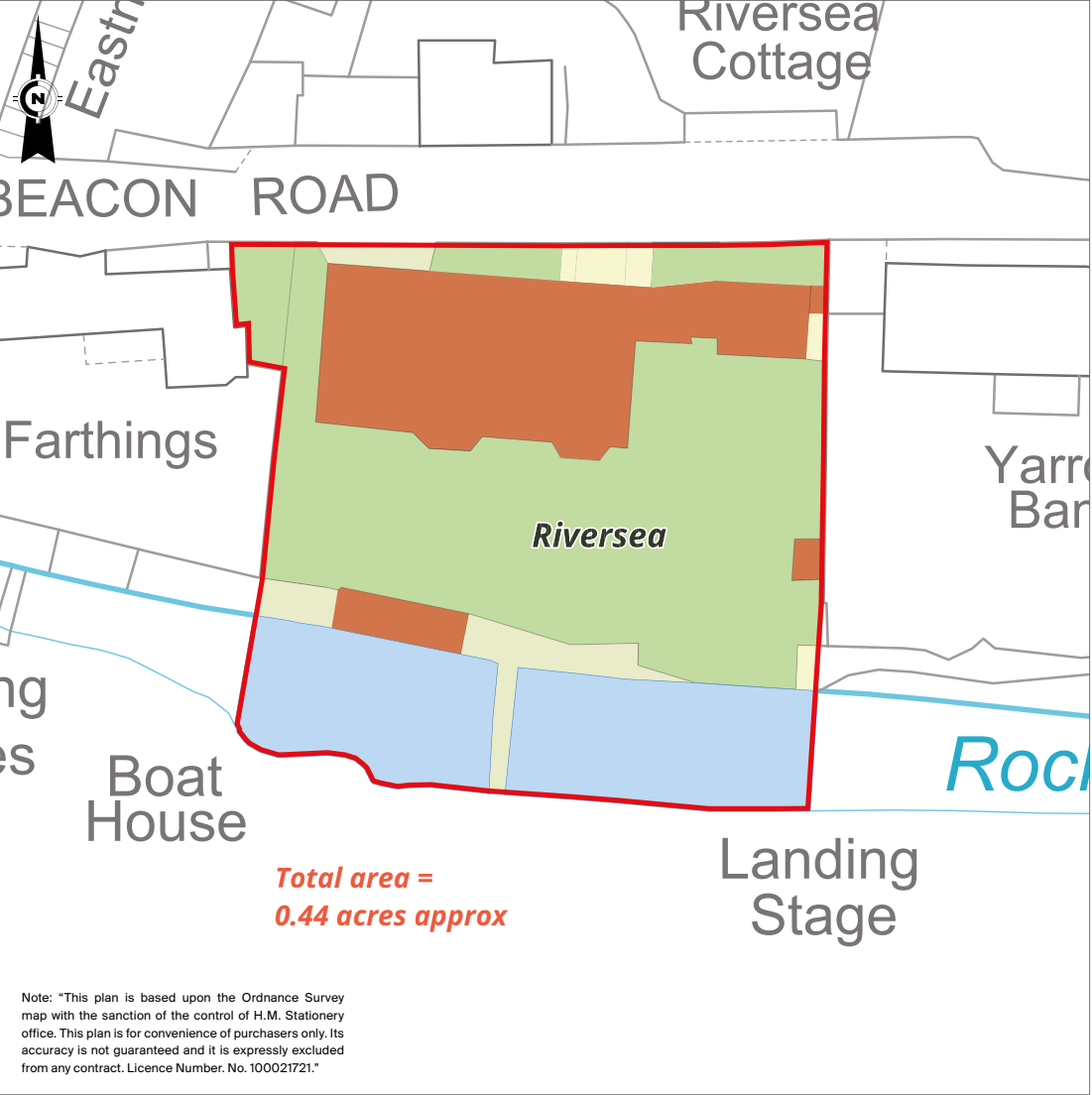
Mains water, electricity and drainage (with private pump system).
Oil fired central heating and solar panels

Directions

What3Words [///require.handbook.reactions](#)

Property information

Tenure: Freehold
Local Authority: Devon County Council - <https://www.devon.gov.uk>
Council Tax: Band H
EPC Rating: C



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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