



Curlew



Curlew

Priory Street, Kingswear, Devon, TQ6 0AB

Torquay 10 miles Totnes 11 miles Exeter 39 miles

A rare opportunity to purchase a two bedroom ground floor apartment in a historical property in the heart of the picturesque village of Kingswear.

- No Onward Chain
- Heart of The Village
- Courtyard
- Leasehold
- Ground Floor Apartment
- Ideal Investment
- Rare Opportunity
- EPC E / Council Tax A

Guide Price £295,000

SITUATION

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.



DESCRIPTION

Longford Cottage is an attractive, red brick dwelling situated in a prime position in the heart of the picturesque village of Kingswear and only a stones throw from the River Dart. The property is currently divided into two separate apartments but was once the stables for Longford House. Longford House was home to French Naval Officers during WWII including Philippe de Gaulle, the General's son, who was a junior officer at the time and was visited by his father. Property on Priory Street rarely comes to the market so Longford Cottage presents a unique opportunity to purchase two self-contained apartments or the opportunity create a singular residence.

ACCOMMODATION

Accessed from the shared courtyard is the front door which leads to the entrance hall which is open to the kitchen. The kitchen has a range of units as well as space for an electric oven, fridge and washing machine. A door opens from the kitchen to a separate enclosed courtyard area. Next to the kitchen is the sitting/dining room which is of a good size offering plenty of space for sitting and dining furniture. A lockable, interlinking door between the two apartments leads from the sitting room of Curlew to the entrance hall of Fulmar allowing usage as one larger property. Leading from the sitting room are two bedrooms, one will accommodate a double bed and the other a single. The apartment is served by a shower room with corner shower, WC and wash hand basin.

OUTSIDE

Accessed from the kitchen of Curlew is an enclosed courtyard which is ideal for alfresco dining.

TENURE

Leasehold - a new lease will be granted upon completion.

SERVICES

Mains electricity, water and drainage. Electric radiators throughout. Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From The Square (lower/pedestrian ferry) proceed towards the Post Office and Priory Street where you will find the property a short distance on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	75
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336

Approximate Area = 1351 sq ft / 125.5 sq m
For identification only - Not to scale

W
N
S
E

Fulmar

First Floor

Bedroom 1
4.32 x 3.78m
14'2" x 12'5"

Sitting Room
3.94 x 3.63m
12'11" x 11'11"

Kitchen
4.39 x 3.25m
14'5" x 10'8"

Down

Ground Floor

Bedroom 2
3.73 x 1.85m
12'3" x 6'1"

Sitting Room
4.62 x 3.05m
15'2" x 10'

Bedroom 2
3.96 x 3.10m
13' x 10'2"

Bedroom 1
3.73 x 2.49m
12'3" x 8'2"

Kitchen
2.44 x 1.70m
8' x 5'7"

Up

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1078980