



Ferry View



**STAGS**



# Ferry View

South Town, Dartmouth, Devon, TQ6 9BU

Totnes 14 miles Exeter 34 miles Plymouth 23 miles

A highly successful holiday let featuring two ensuite bedrooms, a private balcony overlooking the river Dart, and a secluded courtyard, perfectly positioned adjacent to the historic Bayards Cove. EPC band C.

- Wonderful riverside apartment
- 2 Bedrooms
- Successful holiday let
- Leasehold
- Stunning river views
- Balcony & private terrace
- Short walk to town centre
- EPC C / Council tax N/A

## Guide Price £625,000

### SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

### DESCRIPTION

Ferry View offers a tranquil riverside retreat in one of Dartmouth's most coveted locations, where the gentle lapping of the River Dart creates a constant, soothing soundtrack. This charming two-bedroom apartment sits adjacent to the historic Bayards Cove, with its medieval stone quay and timber-framed houses, providing an authentic glimpse into the town's maritime heritage. The apartment's private balcony creates the perfect vantage point for taking in the ever-changing river views, where sailing boats drift lazily past and the Lower Ferry chums through the sparkling waters toward Kingswear on the opposite bank. Both bedrooms benefit from ensuite facilities, ensuring comfort and privacy for guests, while the secluded private courtyard offers an additional outdoor space for quiet relaxation away from the riverside bustle. Ferry View is a highly successful holiday let, drawing visitors back year after year to experience waterside living in this picturesque corner of South Devon.





**ACCOMMODATION**

The front door opens to a welcoming entrance hall with ample storage for shoes and coats, leading seamlessly into the bright and spacious sitting/dining room. This charming living space showcases original character features including a beautiful stone-set hearth with lintel and exposed wooden beams, while patio doors open onto the private balcony with its wonderful views across the River Dart to Kingswear - the perfect spot to sit and watch life unfold on the water below. Double doors create a sociable connection between the sitting/dining room and the modern Shaker-style kitchen, making this an ideal space for entertaining. The well-appointed kitchen features a comprehensive range of floor and wall-mounted units alongside integrated appliances including an electric oven, hob, and dishwasher, with space provided for a fridge/freezer. French doors lead directly from the kitchen to the enclosed private courtyard, perfect for alfresco dining.

Bedroom one is a generously proportioned room with dual-aspect windows that capture the same stunning river views as the main living space. The room is served by a fully tiled ensuite bathroom featuring a bath with shower over, WC, wash hand basin, and heated towel rail. A particularly useful utility cupboard provides space and plumbing for washing and drying machines. Bedroom Two overlooks the private terrace and includes a built-in wardrobe for convenient storage. This room benefits from its own ensuite shower room, complete with shower, WC, wash hand basin, heated towel rail, and a cupboard housing the gas-fired boiler.

**OUTSIDE**

The apartment's private balcony serves as the principal outdoor entertaining area, offering uninterrupted views of the River Dart and the picturesque town of Kingswear beyond. The enclosed private courtyard, accessible from the kitchen, provides an intimate setting for outdoor dining and relaxation away from the riverside activity.

**TENURE**

Leasehold. 999 year lease from 2004.

**SERVICES**

Mains gas, electricity, water and drainage. Gas fired central heating.

**LOCAL AUTHORITY**

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

**VIEWING**

Strictly by prior appointment with Stags on 01803 835336.

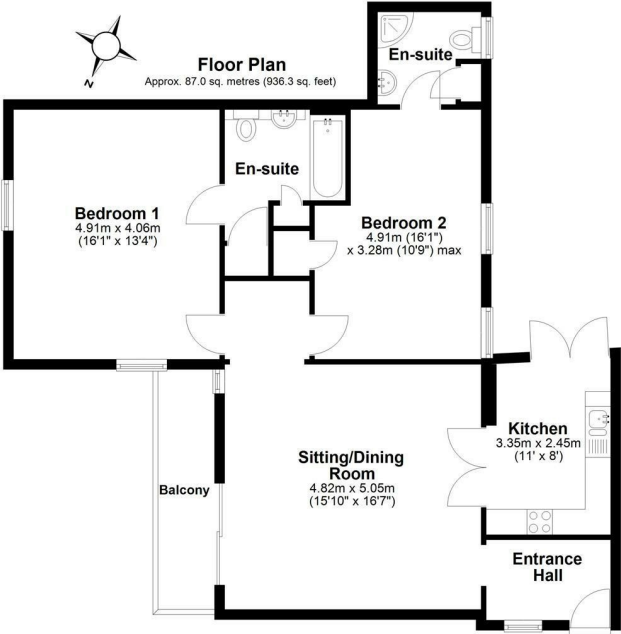
**DIRECTIONS**

From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place. Turn right onto Newcomen Road and continue along to South Town where you will find on the left, steps leading down to Bayards Cove. Proceed down the steps where you will find the gate to Castle House on the right.

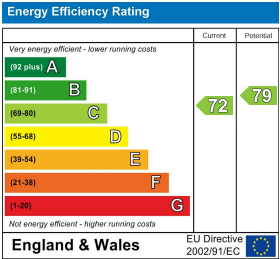




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Total area: approx. 87.0 sq. metres (936.3 sq. feet)



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