



Quayside



STAGS

Quayside

43 Sandquay Road, Dartmouth, Devon, TQ6 9PH

Totnes 13 miles Plymouth 30 miles Exeter 40 miles.

A charming, period home set in an elevated position enjoying wonderful views over the river Dart and across to Kingswear.

- No onward chain
- Wonderful river views
- Front & rear patios
- Freehold
- 3 bedrooms
- Residents parking permit available
- Short walk into town
- EPC D / Council tax D

Guide Price £525,000

SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

DESCRIPTION

Sandquay Road is a quiet, residential road running parallel to the banks of the River Dart and only a short, gentle walk to the town centre. Quayside is a characterful riverside property offering the perfect blend of period charm and modern living, with stunning River Dart views from multiple rooms including the bay-windowed sitting/dining room and principal bedroom. The thoughtfully designed accommodation comprises three double bedrooms, one with ensuite facilities, a luxurious family bathroom, contemporary kitchen with integrated appliances, and period features throughout including original cornicing and pine flooring. The outdoor spaces are equally impressive, featuring a front patio with elevated river views ideal for morning coffee, plus a rear garden with low-maintenance Millboard decking, mature plantings - creating a truly exceptional riverside retreat.



ACCOMMODATION

Step through the charming front entrance into an inviting hallway that seamlessly blends practicality with character. Original period details including elegant coricing, decorative archway moulding, and rich pine flooring create an immediate sense of warmth and heritage. The heart of the home unfolds in the generous sitting and dining room, where a magnificent bay window frames breath-taking views across the River Dart. Natural light floods the space, highlighting the impressive feature fireplace that serves as a stunning focal point. The dining area effortlessly accommodates large gatherings, enhanced by clever built-in storage that maintains the room's clean lines. A fully glazed door opens seamlessly onto the rear terrace, creating a perfect indoor-outdoor flow for entertaining. The contemporary kitchen strikes an ideal balance between style and functionality. Thoughtfully designed with an attractive array of floor and wall-mounted cabinetry, the space centres around a classic Belfast sink that adds timeless appeal. Modern conveniences include electric underfloor heating below attractive Amtico tiles as well as a range of integrated appliances such as an electric oven, induction hob, fridge, dishwasher and washing machine - all perfectly positioned for effortless daily living.

Ascending to the first floor, the landing creates a natural hub connecting two generously proportioned double bedrooms, each thoughtfully equipped with built-in storage solutions. The principal bedroom features the same striking bay window as the living space below complemented by an inviting window seat—the ideal retreat for savouring morning coffee while watching the ever-changing river life unfold. Both bedrooms are served by a luxurious family bathroom featuring a bath with a separate shower for convenience, alongside a WC, wash hand basin and heated towel rail. The property's crowning jewel lies within the cleverly converted roof space, where the third bedroom offers an elevated sanctuary with views from twin Velux windows which frame spectacular vistas stretching across the river Dart toward Kingswear. Practical built-in storage maximizes the unique proportions of this loft bedroom, while a private ensuite shower room provides complete independence with a shower, WC, wash hand basin and heated towel rail.

OUTSIDE

The outdoor spaces are equally enchanting, beginning with a delightful front patio offering an elevated vantage point providing front-row seats to the mesmerizing theatre of river life, where boats glide past against the picturesque backdrop of Kingswear. The terrace offers ample room for outdoor dining furniture, making it an idyllic spot for leisurely breakfasts accompanied by morning coffee. The rear garden unfolds as a carefully designed outdoor retreat, accessed through the dining area and transitioning seamlessly from an intimate enclosed courtyard. Steps lead upward to a Millboard-decked terrace that requires minimal upkeep while maximizing enjoyment. Mature shrubs create natural privacy and seasonal interest, while a practical garden shed provides useful storage. This space is perfect for summer entertaining and alfresco dining, offering a tranquil escape with the convenience of low-maintenance living.

Residents permit parking is available close to the property on Sandquay Road.

TENURE

Freehold.

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.

VIEWING

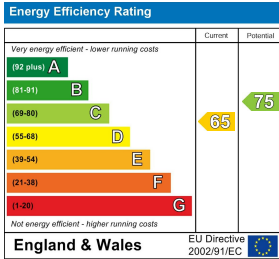
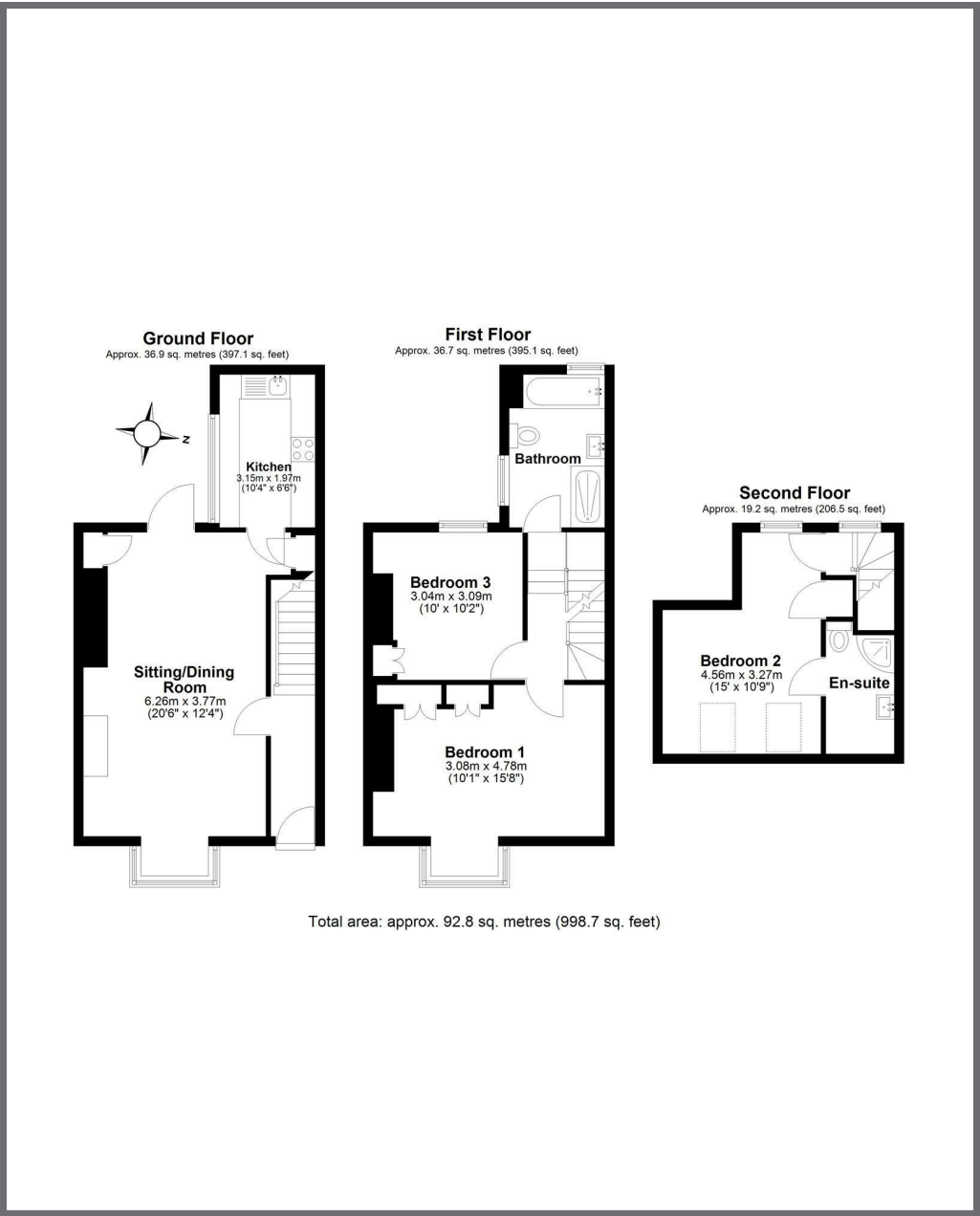
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed towards the Higher Ferry via the one-way system. Proceed along Coombe Road, taking the left hand lane at the traffic lights. Turn left on to Sandquay Road passing the Floating Bridge Inn on the left and Dart Marina hotel on the right. Continue along Sandquay Road where you will find steps leading to the terrace on the left 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.



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