



MILLARD
COOK

Skyfall, Warfleet Creek Dartmouth, TQ6 9BZ

A rare waterfront development opportunity on the banks of the River Dart



Key Features

- Exceptional waterfront position
- Approximately 2,880 sq ft
- Architect-designed contemporary residence
- Three double bedrooms
- Extensive southerly facing terraces on multiple levels
- Circular staircase with glazed roof lantern
- Direct access to the River Dart
- Walking distance to Dartmouth Castle
- Close to Dartmouth town centre
- Located within highly desirable Warfleet Creek
- Rare and unique development opportunity
- Parking for several vehicles

Skyfall represents one of the finest remaining opportunities to create a bespoke contemporary waterfront residence in Dartmouth's prestigious riverside setting.

Situated within the highly sought-after Warfleet Creek, one of Dartmouth's most prestigious waterfront settings, Skyfall presents an exceptional opportunity to acquire a prime riverside site with planning consent for the construction of a striking contemporary detached residence extending to approximately 2,884 sq ft.

Designed by acclaimed local practice BBH Chartered Architects, the approved scheme offers an architecturally significant home arranged over three levels, carefully conceived to maximise its spectacular position overlooking the River Dart whilst providing flexible, modern living and entertaining spaces.

The Setting – Warfleet Creek

Warfleet Creek is one of Dartmouth's hidden gems; a tranquil tidal inlet located close to the mouth of the River Dart and surrounded by some of the town's most desirable homes.

Historically, the creek served as an important sheltered harbour where vessels could load, unload and undergo repair. The area was associated with maritime industries including rope making, lime production and pottery manufacture, remnants of which remain visible today.

Today, the creek is renowned for its calm waters, wildlife, kayaking, paddleboarding and wild swimming opportunities.

Of particular significance, Warfleet Creek has recently been awarded designated bathing water status, recognising the quality of its waters and its growing reputation as one of South Devon's most popular open-water swimming locations.

Architectural Vision

The approved design embraces contemporary coastal architecture, incorporating high-quality materials, extensive glazing and elegant detailing throughout.

At the heart of the home is a dramatic circular staircase rising through all floors beneath a glazed roof lantern, creating a stunning architectural focal point and allowing natural light to cascade through the property.

The design successfully combines striking aesthetics with practical family living, offering seamless connections between internal spaces and the surrounding riverside environment.



Accommodation

Entrance Level

Accessed from Warfleet Road, the principal entrance opens into an impressive reception hall centred around the feature circular staircase.

This level comprises:

- Three generous double bedrooms
- Two luxury en-suite shower rooms
- Family bathroom
- Balcony terrace enjoying panoramic River Dart views

First Lower Ground Floor

Designed as the principal living level, this floor offers:

- Expansive open-plan kitchen, dining and living area
- Walk-in pantry
- Study area
- Plant room
- Floor-to-ceiling glazing
- Folding doors opening onto a substantial riverside terrace

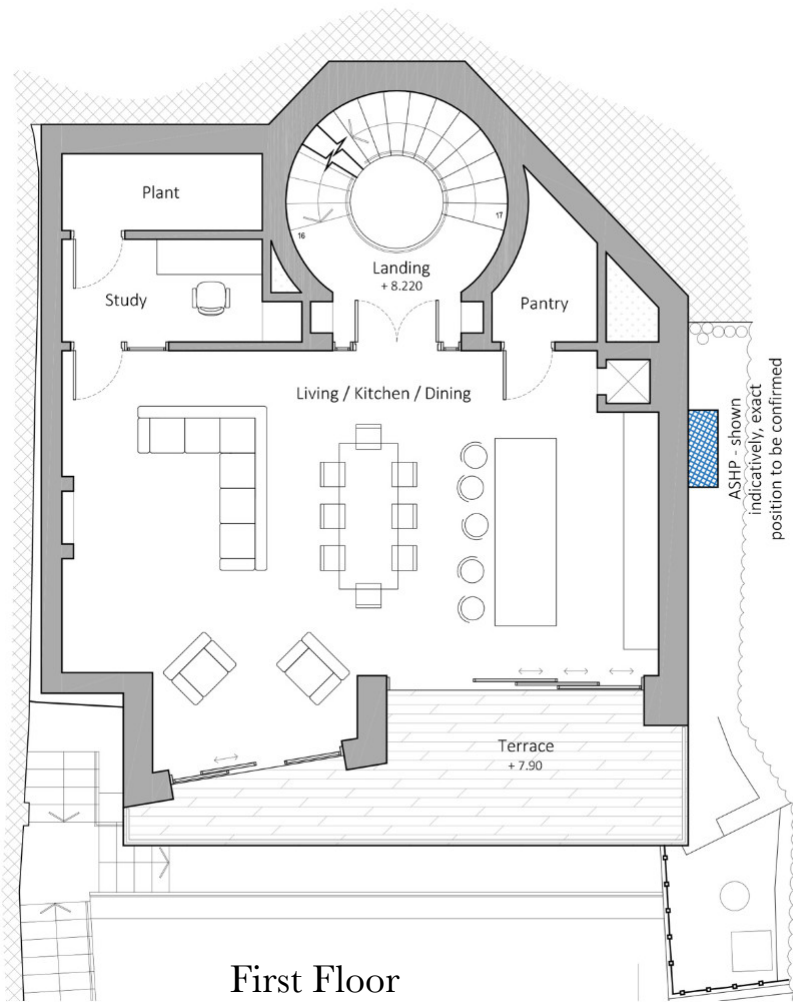
Lower Ground Floor

A dedicated leisure and entertainment level incorporating:

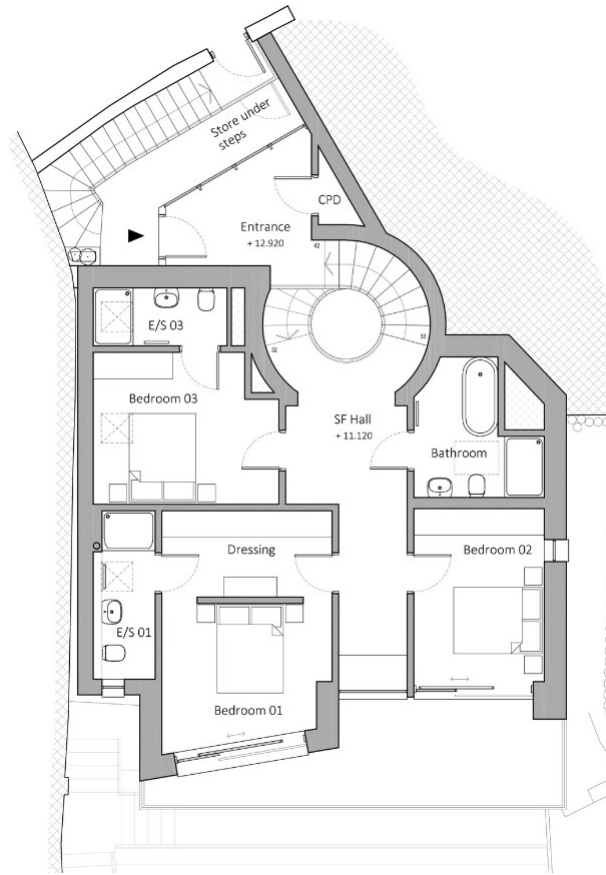
- Entertaining bar and dining area
- Gymnasium / cinema room
- Cloakroom
- Additional plant room
- Full-width terrace
- Direct stepped access to the River Dart

The arrangement provides an exceptional lifestyle opportunity, perfectly suited to both permanent occupation and luxury second-home ownership.

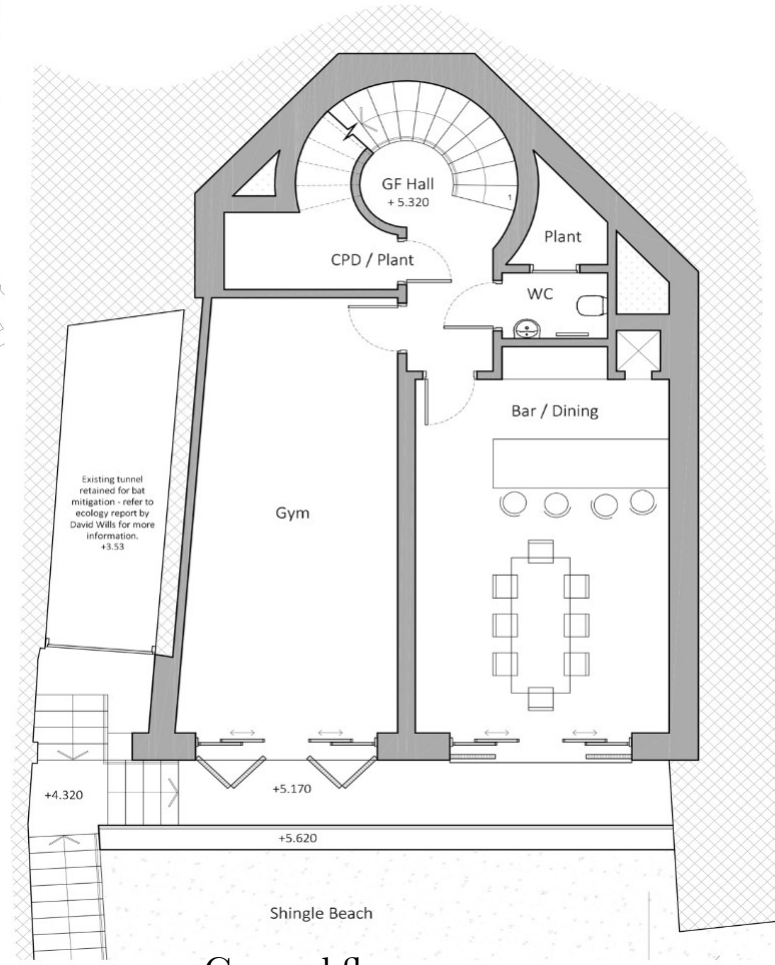




First Floor



Second floor



Ground floor

Parking

A short distance along Warfleet Road, the property benefits from a separate area providing valuable off-road parking and the potential to accommodate multiple vehicles, an increasingly rare asset in this highly sought-after waterfront location.

Dartmouth – Britain's Historic Naval Port

Few coastal towns can rival the heritage and charm of Dartmouth.

Situated within an Area of Outstanding Natural Beauty, the town has long been associated with Britain's maritime and naval history. The River Dart has played a vital role in trade, exploration and naval operations for centuries, while nearby naval institutions continue to contribute to Dartmouth's international reputation.

The town offers an exceptional range of:

- Independent boutiques
- Waterside restaurants and cafés
- Art galleries
- Yacht clubs and marinas
- Annual festivals and regattas

The vibrant town centre lies approximately one mile from Skyfall, providing a delightful riverside walk or short drive.

Nearby Landmarks

St Petrox Church

Positioned close to Dartmouth Castle, this ancient church dates back to medieval times and has served the Warfleet community for centuries. Historical records identify it as the original place of worship for residents of Warfleet long before the area became part of Dartmouth.

Dartmouth Castle

One of England's finest coastal fortifications, guarding the narrow entrance to the River Dart. The castle enjoys commanding views across the estuary and is within easy walking distance of Skyfall.

South West Coast Path

Accessed nearby, offering spectacular coastal walks towards Compass Cove, Little Dartmouth and beyond.

Lifestyle

Whether enjoying sunrise paddleboarding from your private riverside terrace, entertaining guests against the backdrop of passing yachts, or simply watching the changing tides of the River Dart, Skyfall offers an unrivalled opportunity to create a landmark waterfront home in one of Devon's most coveted locations.

Services

Mains water, drainage and electrics are connected.
Currently proposed planning for air source heating, air circulation and solar.

For further details, please contact Millard Cook.

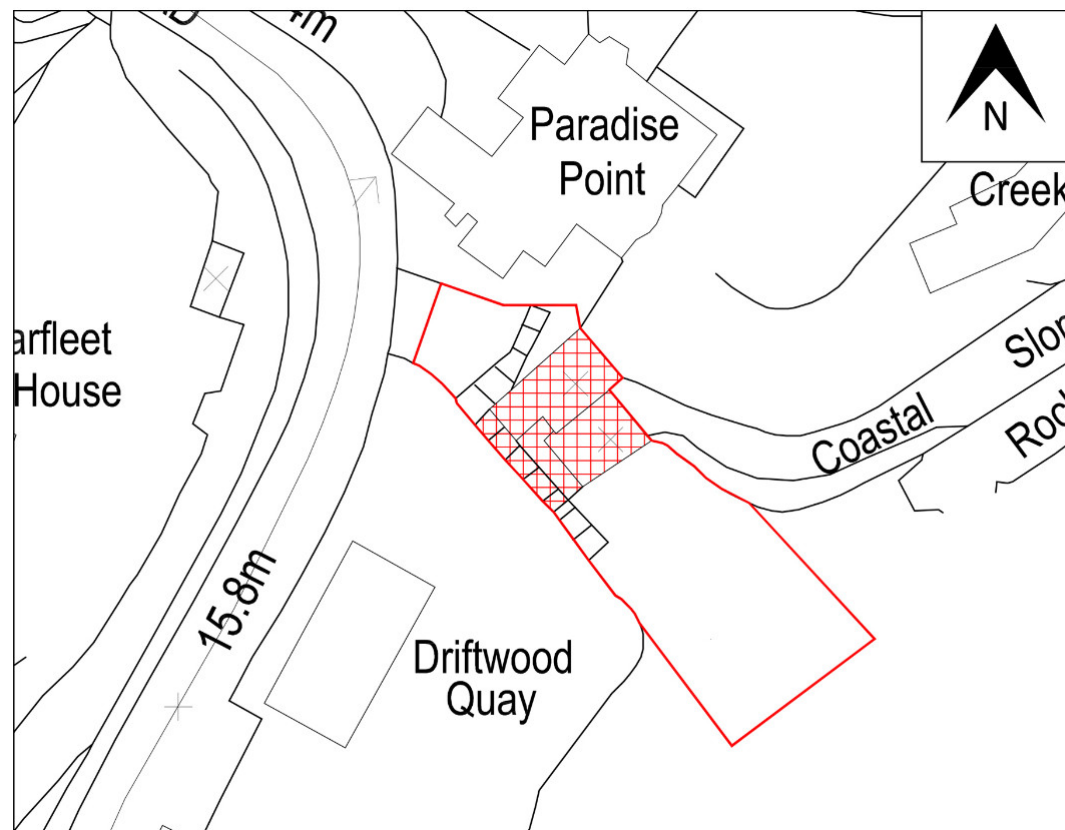
Please note, site planning may change.

GCI images are used.

Floor plans are not to scale.

Planning no. 3571/21/FUL

Viewings. Strict access to view the site, please contact the office for further details.



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Awaiting report

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