

KNOCKLAYD KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



KNOCKLAYD, REDOUBT HILL, KINGSWEAR

An exceptional and beautifully appointed south west facing elegant period residence, commanding some of the most spectacular and far-reaching views across the River Dart. From its elevated and privileged position, the property enjoys an ever-changing panorama that sweeps across the water to Dartmouth, extends to the river mouth, and embraces the timeless silhouette of Dartmouth Castle—a truly captivating backdrop in every season.

Discreetly nestled within its enchanting, mature gardens in the highly sought-after riverside village of Kingswear, this wonderful attached home effortlessly combines period charm with refined comfort. Rich in character, the property showcases a wealth of original features, thoughtfully complemented by elegant interiors that create a warm yet sophisticated ambience throughout.

The house enjoys a sense of seclusion and convenience with access to a garage and dedicated parking for two vehicles. A gently winding pathway leads through the beautifully planted front garden, setting the tone for the sense of tranquillity and privacy that defines the home.

The ground floor unfolds with a striking entrance lobby, where classic black-and-white tiled flooring offers an immediate sense of timeless style. Beyond lies a welcoming inner reception hall, complete with a feature fireplace and an inviting study off, alongside a well-appointed cloakroom. The principal sitting room is another elegant room—generously proportioned, centred around a charming fireplace, and illuminated by a magnificent bay window that frames the breathtaking river views. Flowing seamlessly from here, a light-filled dining room provides an idyllic setting for both intimate dinners and larger gatherings, with double doors opening directly onto the garden, allowing indoor and outdoor living to merge effortlessly.

The kitchen is both stylish and functional, fitted with an extensive range of bespoke wall and base units and a central island, complemented by generous work surfaces and a traditional oil-fired Aga, creating a welcoming heart to the home. A separate utility area off adds further practicality.

The upper floors provide beautifully arranged and versatile accommodation. On the first floor are four well-proportioned bedrooms, three of which benefit from en suite facilities. The principal bedroom is particularly lovely, featuring a range of built-in wardrobes, an en suite shower room, and a large bay window offering uninterrupted, picture-perfect views across the river. A separate family bathroom serves the remaining bedroom.

The second floor hosts a further good sized guest bedroom with a pretty en suite bathroom with roll top bath and useful storage, enjoying really stunning elevated views across the river to the Britannia Royal Naval College beyond.

Externally, the gardens are a true delight—thoughtfully terraced with the recent addition of outside lighting, and richly planted with an abundance of mature shrubs, flowering borders, and established greenery, and a well stocked pond. Multiple seating areas are perfectly positioned to capture the sun throughout the day, providing idyllic spaces for relaxation, entertaining, and simply taking in the extraordinary surroundings.

Accessed via a shared driveway is a single garage and additional off-road parking, completing the practical aspects of this outstanding home.

Positioned on the eastern bank of the River Dart, Kingswear is one of South Devon's most desirable coastal villages, renowned for its maritime charm and vibrant yet relaxed lifestyle. Directly opposite lies Dartmouth, home to the prestigious Britannia Royal Naval College, while the village itself offers excellent sailing facilities, deep-water moorings, boutique amenities, and the esteemed Royal Dart Yacht Club. A heritage steam railway links to Torbay, and regular ferry services provide effortless access across the river year-round. Nearby, the beautiful coastline, sandy beaches, and Churston Golf Club further enhance the exceptional lifestyle on offer.

This is a wonderful opportunity to acquire a truly distinguished home in an enviable setting—perfect as a refined main residence or an exceptional coastal retreat.







KEY FEATURES

- Delightful south west facing attached period home with outstanding panoramic views across the River Dart, Dartmouth and out to sea
- Five bedrooms, including four en suite bedrooms and a superb top-floor guest suite
- Elegant principal reception room with feature fireplace and large bay window framing breathtaking river views
- Light-filled dining room opening directly onto the landscaped gardens via double doors
- Kitchen with extensive fitted units, generous work surfaces and traditional oil-fired Aga
- Stunning terraced gardens with mature planting, well stocked pond, multiple seating areas and uninterrupted outlooks over the river
- Principal bedroom suite with built-in wardrobes, en suite shower room and commanding water views
- Garage plus additional off-road parking accessed via a shared driveway
- Highly sought-after elevated position in Kingswear, with easy access to Dartmouth via ferry, yacht club, steam railway and coastal walks









PROPERTY DETAILS

Property Address

Knocklayd, Redoubt Hill, Kingswear, Devon, TQ6 0DA

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity water and drainage. Oil fired central heating

EPC Rating

Current: E Potential: D

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back into the village, where the road splits take Higher Contour Road and then bear left on to Redoubt Hill, where the driveway to the property is on the right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.
Tel: 01803 839190.



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FLOOR PLAN

Approximate Gross Internal Area 2647 sq ft - 246 sq m

Ground Floor Area 1191 sq ft – 111 sq m

First Floor Area 1048 sq ft – 97 sq m

Second Floor Area 408 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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01548 855590 | pwch@marchandpetit.co.uk

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Dartmouth
01803 839190

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Modbury
01548 831163

Newton Ferrers
01752 873311

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