



FLAT 2, LONGFORD HOUSE

Kingswear, Devon



A SPECTACULARLY LOCATED RIVER DART, WATERFRONT, SPACIOUS HOME WITH DIRECT ACCESS TO THE RIVER WITH MOORING

Summary of accommodation

Ground Floor: Hall | Sitting room | Kitchen/dining room | Utility room | Cloakroom | Three bedrooms | Shower room

First Floor: Two bedrooms

Outside: Waterfront terrace | Yard and garden store | Parking | Garage | Workshop

Distances: Dartmouth Harbour 0.5 miles, Brixham Harbour 6 miles, Torquay Seafront 11 miles, Totnes 12 miles, Exeter 32 miles
(All distances are approximate)

Offers in excess of £1,250,000

SITUATION

Kingswear is one of south Devon's most picturesque and popular waterside villages, situated at the mouth of the River Dart Estuary, directly opposite the historic naval port of Dartmouth.

There are two pubs, a wine bar, general store, post office and church. The village is home to the Royal Dart Yacht Club, the Dart Haven Marina and Chandlery and, further upstream, the new Dart Marina and Boatyard development with hotel and spa and deli.

Three different car/passenger ferries cross the river to Dartmouth, with its vibrant food, cultural and marine scene. There is a wide selection of shops, boutiques, galleries, pubs, artisan cafés and fine dining restaurants, as well as supermarkets, cinema, health centre, leisure centre and indoor and outdoor swimming pools. The town is home to the historic Britannia Royal Naval College and schools in the area include Dartmouth Academy and Churston Ferrers Grammar School. There are golf courses at Dartmouth, Churston, Bigbury and Thurlestone.

Dartmouth hosts several festivals including Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week.

The River Dart's deep water port and marinas attract sailors from all over the world and is considered one of the prettiest in Europe and the River Dart itself is renowned for its beauty, abundant wildlife and excellent opportunities for sailing and other water sports. The South Hams area of South Devon is known for its unspoiled rolling countryside dotted with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs. The South West Coast Path offers stunning coastal walking.

In Totnes there is a station providing mainline connections to London (Paddington). Access to Exeter and the M5 motorway is via the A379 and A380. At Exeter there is an airport and from Plymouth there are ferries to France and Spain.



THE PROPERTY

Flat 2, Longford House is a spacious ground floor apartment, with two first floor bedrooms, occupying a spectacular, prime, River Dart waterfront location and with direct access to the water.

Longford House is situated off charming Priory Street, between the Royal Dart Yacht Club and the Lower Ferry, and is understood to have been home to Free French naval officers during World War II, including Philippe de Gaulle, son of the General, and who was visited by his famous father. The property is within easy walking distance of the village's amenities, including Dart Haven Marina and Waterhead Creek just around the corner.

The kitchen/dining room, sitting room and principal bedroom all have glazed sliding doors opening to the broad waterfront terrace running the length of the property, with low stone wall, providing a glorious outlook up and down the river and across to Dartmouth. The property benefits from steps leading to the beach at low tide and a running mooring that allows convenient boat access from the steps at high tide.

Off the hall is a further bedroom and shower room and stairs from the sitting room rise to two first floor bedrooms, one benefiting from the stunning river views. Off the communal hall, to the rear, is another bedroom with shower and separate WC.

To the rear of the property a wide driveway leads off Priory Street, providing parking for up to four vehicles and there is a substantial two storey building incorporating the garage on the ground floor and workshop on the first floor. Between the garage building and the flat is a yard area connecting around to the terrace and incorporating a useful garden store.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity, drainage and water. Oil fired heating.

Local Authority: South Hams District Council: 01803 861234

EPC: E

Council Tax: Band E

Directions: TQ6 0AB | what3words: ///unto.unicorns.manages





Approximate Gross Internal Area
225.6 sq.m. (2428 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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