

3 BRITANNIA COURT DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



3 BRITANNIA COURT, KINGSWEAR

A beautiful stylish townhouse with panoramic views across the River Dart

Set in an elevated and highly desirable position within the pretty South Hams village of Kingswear, this beautifully presented contemporary townhouse enjoys breathtaking, wide-reaching views across the River Dart towards the historic town of Dartmouth.

The property is flooded with natural light and has been thoughtfully designed to make the most of its wonderful setting. With light-filled, modern interiors and a highly practical layout, it offers an ideal opportunity for purchasers seeking either a low-maintenance main residence or a refined and comfortable lock-up-and-leave second home. The house has clearly been much loved and is presented to an excellent standard throughout.

A particular advantage of the property is the presence of an integral garage, complemented by additional driveway/hardstanding parking, a highly sought-after feature in this popular riverside village. From every principal room, the outlook is a constant and captivating feature, creating a strong connection between the interior spaces and the ever-changing river scene beyond.

The accommodation is arranged over four levels with the main pedestrian access taken from Higher Contour Road directly into the second floor. On arrival, an inviting entrance hall provides a welcoming introduction to the house and includes a convenient cloakroom. From here, the space opens into the main sitting room, a lovely relaxing living area where two large picture windows immediately draw the eye across the River Dart towards Dartmouth. This room is both light and airy and perfectly positioned to enjoy the spectacular outlook throughout the day.

A staircase rises to the third floor, which is dedicated entirely to the principal bedroom suite, with a generous sleeping area, a large walk-in wardrobe and a well-appointed en-suite bathroom. Useful under-eaves storage has also been cleverly incorporated, ensuring the space remains practical as well as elegant. The elevated position of this floor further enhances the panoramic views and creates a particularly peaceful and private environment.

Descending to the first floor reveals the heart of the home, a lovely kitchen and dining room that is ideally suited to both everyday living and entertaining. The kitchen is modern, well fitted and thoughtfully designed, featuring a comprehensive range of base cupboards, integrated appliances and a breakfast bar that provides an informal and sociable focal point. Sliding doors open directly onto a decked balcony, creating a seamless connection between inside and out and offering a superb setting for morning coffee, relaxed lunches or evening drinks while enjoying the river and townscape beyond.

The dining area comfortably accommodates a dining table and also allows room for a quieter seating or reading corner. From here, there is ample opportunity simply to pause and take in the breathtaking view, which constantly changes with the movement of boats, the light and the seasons. Also located on this floor is a most useful study or home office, providing a quiet and practical workspace away from the main living areas.

The ground floor is devoted to guest and family accommodation. There are two well-proportioned guest bedrooms, both of which enjoy direct access onto the ground floor decked terrace, allowing visitors to step outside and enjoy the fresh air and riverside atmosphere. A spacious family bathroom serves this level, and there is also a separate utility room, offering valuable additional storage and laundry facilities.

Outside, step out from the kitchen/dining room onto a charming decked balcony, perfect for morning coffee or evening relaxation. Below, a generous elevated ground-floor deck offers an exceptional space for entertaining, seamlessly flowing into a further terraced garden that celebrates the home's wonderful setting.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.





KEY FEATURES

- Elevated position in Kingswear with outstanding views across the River Dart to Dartmouth
- Beautifully presented, light-filled contemporary interiors throughout
- Flexible accommodation arranged over four floors
- Lovely open-plan kitchen and dining room with decked balcony
- Principal bedroom suite with walk-in wardrobe and en-suite bathroom
- Two guest bedrooms with direct access to a decked terrace
- Integral garage with additional driveway parking
- Ideal low-maintenance main home or lock-up-and-leave second home





PROPERTY DETAILS

Property Address

3 Britannia Court, Higher Contour Road, Dartmouth, Devon, TQ6 0DS

Mileages

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

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: TBC Potential: TBC

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 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 head out of the village and turn right at the T-junction. Continue up the hill and bear left onto Higher Contour Road. Britannia Court is on the right before the junction with Wood Lane.

Viewing

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

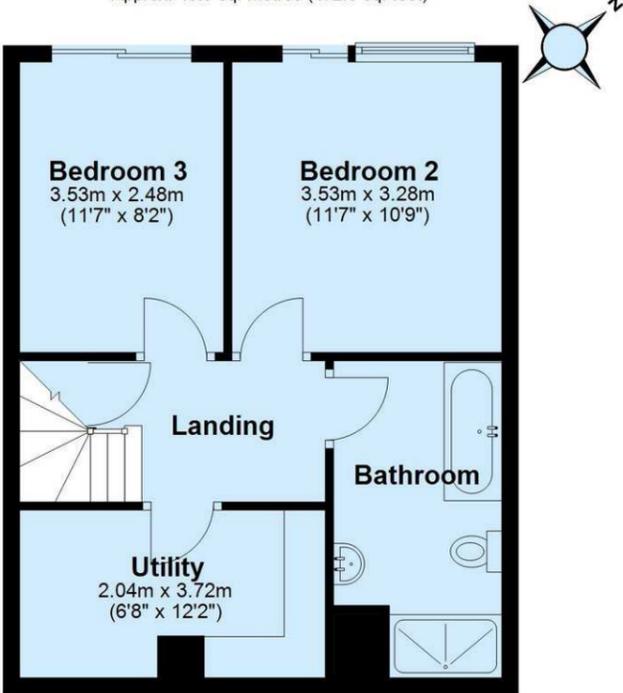


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FLOOR PLAN

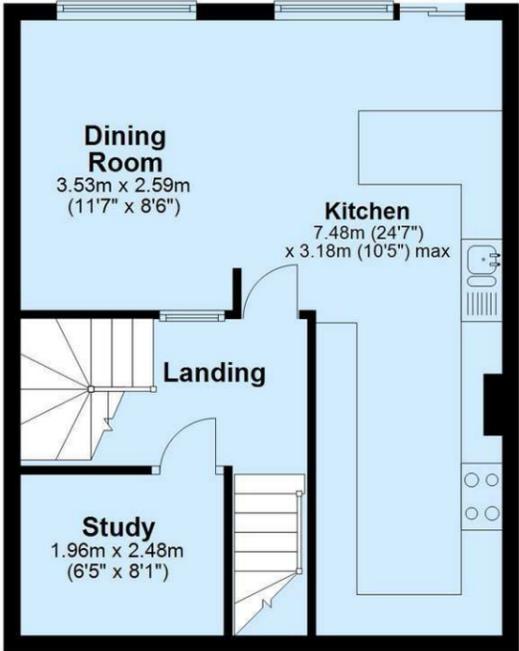
Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



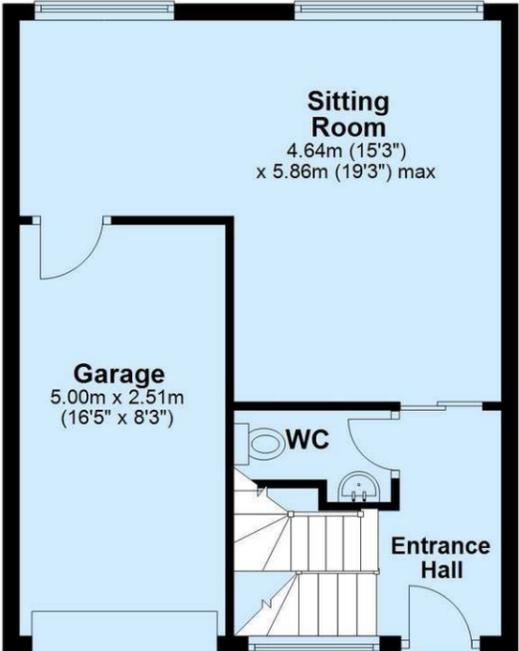
First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Second Floor

Main area: approx. 30.6 sq. metres (328.9 sq. feet)
Plus garages, approx. 12.5 sq. metres (135.0 sq. feet)



Third Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Main area: Approx. 154.5 sq. metres (1663.4 sq. feet)
Plus garages, approx. 12.5 sq. metres (135.0 sq. feet)



MARCHAND PETIT

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