

KIRCUM PARK KINGSWEAR



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



LOWER CONTOUR ROAD, KINGSWEAR

Kircum Park is an elegantly restored Victorian hillside villa overlooking the River Dart and Dartmouth. With panoramic water views, premium finishes, and a complete high-quality refurbishment, the property blends historic character with modern luxury on one of Devon's most sought-after coastal locations.

Occupying an enviable elevated position, this beautifully presented end-terraced property enjoys uninterrupted river views across the River Dart towards Dartmouth. The property has been thoughtfully and extensively modernised throughout with a new roof, UPVC windows, wiring and plumbing, creating a stylish and welcoming home ready to move straight into with a premium interior with wood panelling throughout downstairs, the staircase and landing. Outside, there is an attractive front decked garden— an ideal space for relaxing and taking in the views—while a residents' parking permit is also available.

Steps lead from Lower Contour Road up to the front garden, with side access to the rear entrance. The accommodation is absolutely beautifully presented throughout, and comprises on the ground floor of a welcoming entrance hall with a cloakroom/WC, and a spacious open-plan living area with a feature electric fireplace. The sitting room to the front features bi-fold doors opening onto the front deck, perfectly framing the river views, while the dining area flows seamlessly into a contemporary, well-appointed kitchen. The kitchen is a real feature of this lovely home, with a roof lantern flooding the room with natural light, and beautifully fitted and equipped with a comprehensive range of wall and base units and integrated Bosch appliances which include a washing machine, dishwasher, single oven, 44l microwave, induction hob 50/50 fridge/freezer and a Hoover wine cooler, and underfloor heating. A back door gives access to the rear.

On the first floor three well-proportioned bedrooms are complemented by a stylish family shower room. The main bedroom is particularly lovely, featuring double doors and a juliet balcony capturing spectacular river views, alongside a luxurious en suite bathroom.

Outside, the decked front garden provides a wonderful setting for relaxing or entertaining while taking in the ever-changing river scenery.

Located in the sought-after village of Kingswear, on the east bank of the River Dart, the property sits opposite the historic port of Dartmouth, home to the renowned Britannia Royal Naval College. The village is particularly popular with the sailing community, offering excellent marina facilities, deep-water moorings, local shops, and the prestigious Royal Dart Yacht Club.

A seasonal steam train links the village to Torbay, while regular passenger and car ferry services provide easy access to Dartmouth year-round. Churston Golf Course and a selection of beautiful sandy beaches are all within approximately four miles.





KEY FEATURES

- Beautifully renovated end-terraced family home
- Stunning, uninterrupted views across the River Dart towards Dartmouth
- Spacious open-plan living, dining and kitchen area
- Bi-fold doors opening onto a front decked terrace
- Stylish contemporary kitchen with integrated appliances
- Three well-proportioned bedrooms including principal with en suite
- Attractive decked front garden ideal for relaxing and entertaining
- Sought-after Kingswear village location close to ferries, marina and coastal amenities
- Residents' parking permit available
- Video entry system





PROPERTY DETAILS

Property Address

Kircum Park, Lower Contour Road, Kingswear, Dartmouth, TQ6 0AL

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: C

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

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 in to the village, where the road splits take Lower Contour Road where the property will be found on the left hand side

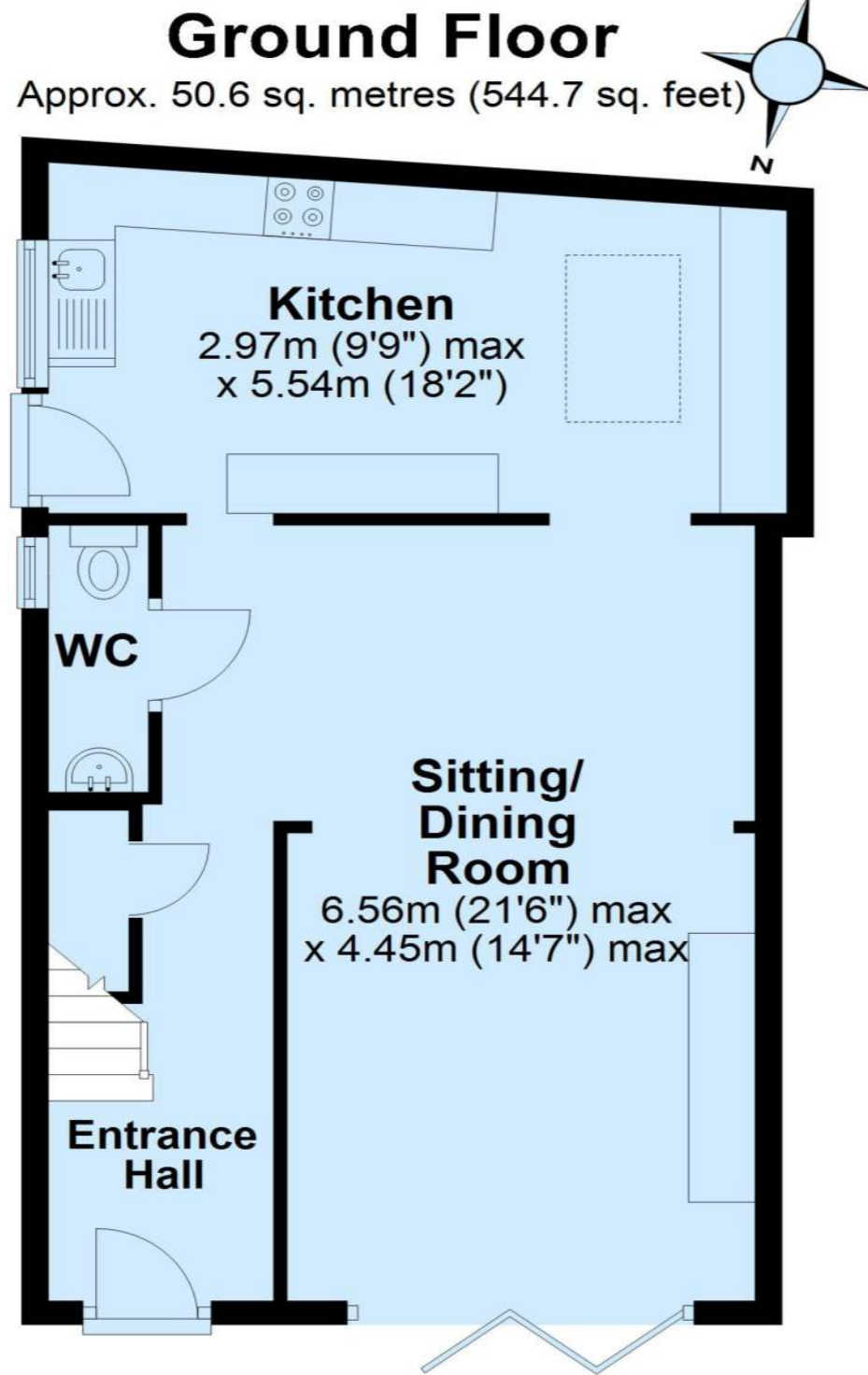
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803.839190



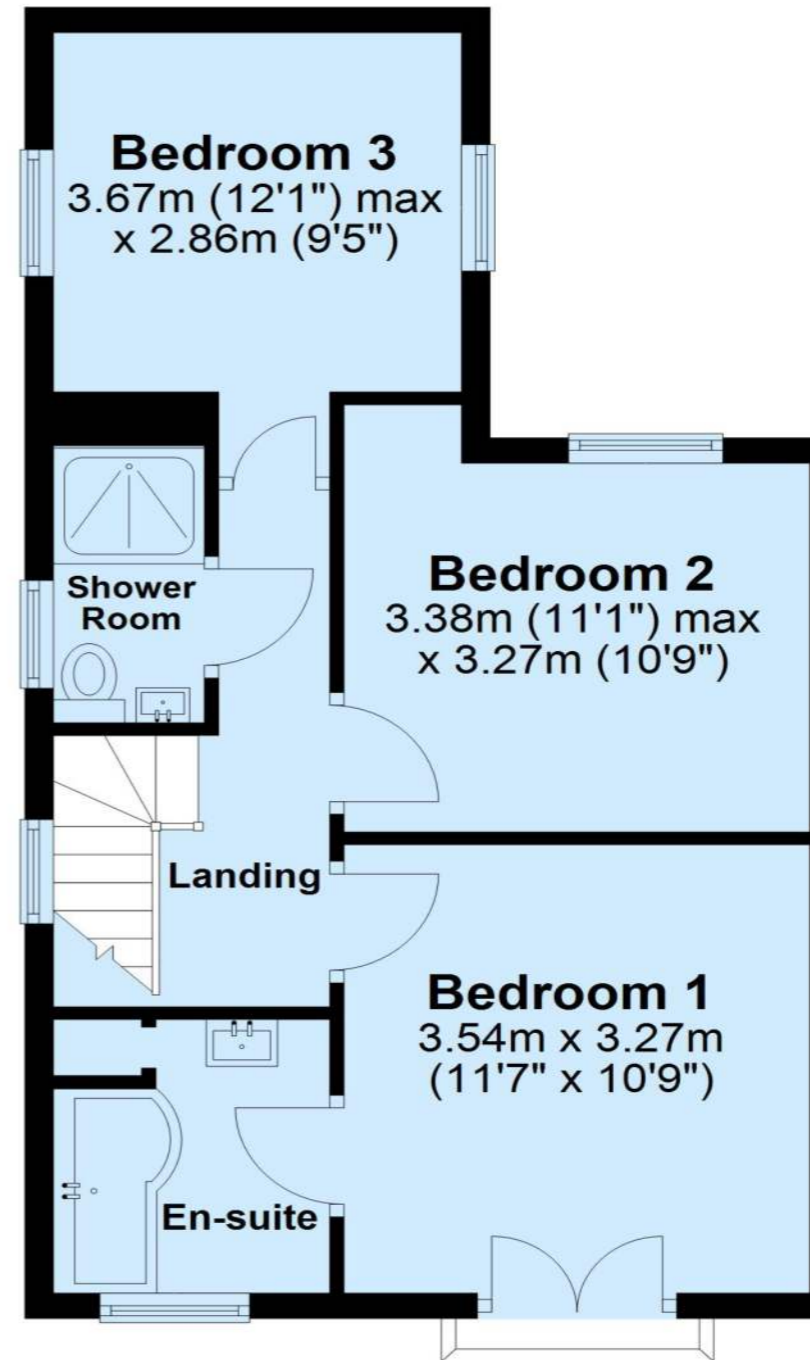
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FLOOR PLAN



First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)
(excluding Balcony)



Total area: approx. 95.3 sq. metres (1026.3 sq. feet)



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