



# CROSSTREES

BEACON ROAD  
KINGSWEAR

## CROSSTREES

6 BEDS / 3 BATHS / 2 RECEPTIONS / GARDENS  
PARKING & DOUBLE GARAGE

Ever dreamt of designing your own house; putting your mark on a place & truly making it your own?

Then step into your dreams here at Crosstrees. A versatile home ready for its make-over to maximise its potential, its views & your lifestyle.





*Sea & river views*







BUILT IN 1964

## THE HOUSE

Once in a while, you find the perfect property – the right location, the right views & the right level of potential.

Crosstrees is just that & more. Set in a commanding position overlooking the mouth of the River Dart & sea beyond, this is a versatile home. This is the one that has it all:

- The sought-after address:  
**Beacon Road**
- The idyllic village location:  
**Kingswear**
- Close to the waterfront:  
**River Dart**
- In an Area of Outstanding Natural Beauty: **South Hams**

Plus it has parking. Read on to find out more about this wonderful home.



## FEATURES

- The Views
- The Gardens
- The Parking
- The Potential



## HIGHLIGHTS

- Stunning views out to sea, over the estuary & upriver to Dartmouth afford beautiful vistas day & night
- Gardens wrap around the house providing privacy & space
- Parking off road for two cars plus a Double Garage & Driveway parking for another





*An  
architectural  
gem*





## THE ENTRY

As you wander up the steps from Beacon Road you are greeted by a stunning example of 1960s architecture. With its part stone facade, flat roof & glorious parquet flooring this home has much to admire inside & out.

And of course you'll be dazzled by those views.

The Entrance Hall is a warm welcoming space with beautiful parquet flooring & central staircase leading to the first floor.



## GROUND FLOOR

### **ROOM WITH A VIEW**

To the right is the large Sitting Room with original built-in cabinetry & open wall divide with full-width picture windows taking full advantage of the views out to sea.

Next door is one of the spacious Kitchen/Breakfast Rooms with access to a patio, ideal for morning coffee keeping an eye on the river's comings and goings.

If you don't need a separate Kitchen on this level then it would make a fabulous Utility/Laundry or Mud Room with plenty of space for storage and appliances as well as throwing off those wet clothes after a day at the beach.

To the other side of the Entrance Hall are 2 Double Bedrooms, a Single Bedroom/Study & a Bathroom, plus large Laundry Cupboard.



*Gun-drenched  
rooms*





## GROUND FLOOR FEATURES

- Private Entrance
- Covered Patio
- 3 Beds
- Kitchen/Laundry/Utility Room
- Large Sitting Room
- Bathroom
- Storage Cupboard





ONE HOUSE OR TWO?

## VERSATILITY

Originally constructed as two three-bed lateral apartments, Crosstrees is joined by a central staircase from the main entry, making it a superb family home or multi-generational space.

With plenty of access to the outdoors, upstairs & down, everyone can enjoy the glorious views whether wandering the garden paths or just sitting & admiring the estuary views. This really is a stunning place to call home.

Let's head on upstairs...



FIRST FLOOR

## HEADING UPSTAIRS

As you head up & turn the corner on the staircase, you are greeted by large picture windows in the generous Sitting and Dining Room overlooking the mouth of the estuary & out to sea.

These far-reaching views are truly magnificent. With Dartmouth Castle in the background you can watch the sail boats & cruisers glide upriver. There is always something to watch in the estuary & where better than this inviting room.



*Sublime  
vistas*





Or step outside & sit and relax on the protected Covered Terrace, taking in the glorious far-reaching 180-degree panoramic views over the mouth of the estuary & out to sea taking in Dartmouth Castle & vistas over the River Dart. There is ample entertaining space here both inside & out – you'll be spoilt for choice.

This truly is a sublime spot & superb suntrap.



*A sublime spot to  
watch the world go by*





## COOKING UP A VIEW

Cooking is no chore in this recently refurbished Kitchen with views out over the River Dart.

Step out onto the Covered Terrace for some alfresco dining or have a picnic on the lawn in the Gardens; easily reached through a useful back door providing direct access to a sheltered Patio & round to the Lawns & Gardens in front.

The Kitchen also opens onto the Hallway along which you'll find the 3 Double Bedrooms on this level all with beautiful views out over the River Dart.







The Principal Bedroom has a fabulous Dressing Area with built-in wardrobes and full Ensuite Bathroom. The other 2 Double Bedrooms are good sizes with built-in wardrobes.

There is a Powder Room & Shower Room on this level too, plus hidden access to a Cellar storage area -see if you can find it.



*It's what dreams are  
made of*



## FIRST FLOOR FEATURES

- Magnificent Views
- Covered Terrace
- Picture Windows
- Spacious Sitting & Dining Room
- Opulent Main Bedroom
- 2 Further Double Bedrooms

## HIGHLIGHTS

- New Kitchen 2022
- Updated Bathrooms
- Mature Secluded Gardens
- Secret Cellar
- New Oil Tank & Boiler 2022



OUTSIDE

## THE GARDENS

Whatever your mood there is a place to rest, work or play outside here at Crosstrees. Whether amongst the mature grasses & tropical trees, on the level lawned garden area or on the sunny Covered Terrace, the wonderful views are there for all to enjoy.

If you have green fingers then there's plenty of space to grow fruit & vegetables or curate your idyllic retreat amongst the existing mature shrubs & specimen planting. Plus there's a handy shed to keep all your tools in too.

Sun worshippers will be delighted too as they can follow the sun all day long from their morning coffee on the Lawn looking out to sea, to lunch on the sunny Terrace and spot of gardening to afternoon tea on the Patio, finishing with a sundowner on the Covered Terrace taking in the sublime views.







## PREMIUM PARKING



A detached Double Garage with electric roller door and Driveway on one side of the house, & the 2 car Parking Bays on the other both provide access up steps to either side of the house. So there's plenty of parking for guests or storage for boats, paddleboards or canoes.

The Garage has the added benefit of water & power & plenty of space should you wish to convert it to a Workshop or Mancave.

## KINGSWEAR

Nestled on sought-after Beacon Road on Kingswear's south side, Crosstrees is elevated above the road providing privacy & seclusion as well as stunning far-reaching estuary & sea views. It is only a short stroll to the Royal Dart Yacht Club in the village & the ferries over to Dartmouth. Or travel back in time on the steam train to Paignton.

Crosstrees is in the village Conservation Area & part of an Area of Outstanding Natural Beauty (AONB) close to beaches & coves on the South West Coastal Path that runs close by.



# WE'RE OBSESSED WITH...CROSSTREES

A HOUSE WAITING TO BE DISCOVERED



## THE WALLPAPER

Fabulous wallpaper adorns various rooms bringing life & vibrancy at all times of day.



## THE BATHROOMS

Throw back colours delight in the bathrooms here at Crosstrees creating a sense of nostalgia as well as tranquility.



## THE OPPORTUNITY

We can't get over how much potential there is with this plot, these views & this accommodation.



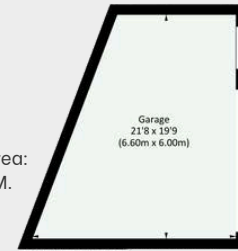
## THE LITTLE DETAILS

- 6 Bedrooms
- 2 Reception Rooms
- Kitchens & Laundry
- Covered Terrace
- 4 Bathrooms
- Gardens & Outbuildings
- Double Garage & Driveway
- Additional Parking For 2 Cars
- Conservation Area

- Mains Water, Drainage & Electric
- Broadband speed up to 74mb/s
- Good mobile coverage
- Freehold
- Council Tax Band D & D
- EPC rating F
- Postcode TQ6 0BS



Approx. gross internal area:  
2809 Sq Ft. / 261.1 Sq M.



(Not Shown in Actual Location / Orientation)



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WE'D LOVE TO SHOW YOU AROUND.  
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