



Riverview







# Riverview

Hewton, Weir Quay, Devon, PL20 7BW

Weir Quay Boatyard 0.7 miles • Bere Alston 1.2 miles • Train Station 1.9 miles • Dartmoor National Park 6 miles • Tavistock 8 miles • Plymouth City Centre 14 miles (Derriford Hospital 10.5 miles)

Enjoying breathtaking river views, an exceptional contemporary home set amongst 7.95 acres of varied gardens and grounds, including extensive, versatile outbuildings, orchards, a lucrative holiday cottage and an incredible swimming pool suite.

- Remarkable Countryside Home
- Varied Grounds of Approx. 7.95 Acres
- Meadow Field, Extensive Outbuildings
- Unique Swimming Pool Suite
- Freehold
- Unrivalled, Panoramic River Views
- Gardens, Orchards and Terraces
- Lucrative Turnkey Holiday Cottage
- Wonderful Peace and Privacy
- Council Tax Band: F

Guide Price £1,850,000

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## SITUATION

This incredible home is situated in a simply breathtaking, elevated position in the unspoilt hamlet of Hewton, near Weir Quay, on the Bere Peninsula in West Devon. This location allows for some absolutely spectacular, panoramic views of the river Tamar, of which the dwelling has been oriented and designed to take full advantage. Occupying a large, mainly level site approaching 8 acres in all, the property is incredibly peaceful, private and sheltered, and amongst truly beautiful surroundings which have largely been cultivated and landscaped by the current owners. Sitting within the Tamar Valley National Landscape (formerly AONB), there are plenty of walks and trails nearby, including the Tamara Way within half a mile.

Weir Quay is a very desirable waterside location with a wonderful sense of community, popular with boat-owners, sailing enthusiasts and those with an interest in other waterborne pursuits, owing to its extensive frontage to the river Tamar, boatyard, sailing club and public slipway. The village of Bere Alston, just over 1 mile away, offers a good range of day-to-day amenities, including two mini markets, a post office, butchers, hairdressers, a primary school, a doctor's surgery and a pharmacy, plus a 30-minute train connection to Plymouth, and local bus connections. The thriving market town of Tavistock, part of a designated World Heritage Site, is 8 miles away.

## DESCRIPTION

This truly extraordinary, one-of-a-kind property offers a remarkable lifestyle opportunity with superb breadth of appeal. The principal dwelling has been finished in a magnificent contemporary style, with the accommodation characterised by high-specification, open-plan living areas, flooded with natural light, and four stylish en-suite double bedrooms, totalling over 3,000sq.ft in all. Accompanying the dwelling are a lucrative, 2-bedroom holiday cottage and extensive outbuildings totalling over 16,000sq.ft - including an undercover swimming pool suite - all set within beautiful, naturalised and re-wilded gardens and grounds of almost 8 acres, which include a 3-acre meadow field, lawns, orchards and a commercial-specification greenhouse. Overall, the property presents myriad opportunities for large and active families, those who would value a turnkey home-and-income opportunity, those seeking to be self-sufficient or establish a smallholding-type lifestyle, lovers of wildlife and the natural environment, and even those with equestrian interests. Further commercial opportunities, for example, as an events venue or through the conversion or adaptation of the outbuildings, may also be possible, subject to any necessary consents.

## ACCOMMODATION

The property is accessed into an entrance hallway and atrium, where there are cupboards for coats, boots and storage. The striking living space is largely open-plan and oriented to take advantage of the spectacular views of the river through full-height glazing and several sets of patio doors to the wrap-around gardens and sun deck. There is a central dining area which opens into the kitchen, supplied by KF Kitchens of Plymouth, which is equipped with a tasteful, high-specification range of cupboards and cabinets with granite worktops, including a substantial island, and a Blanco stainless steel sink. Integrated NEFF appliances include a multi-function induction hob, twin ovens, a combi microwave oven, a dishwasher, and a full-height fridge. To the rear is a walk-in pantry/scullery, which also has a second NEFF dishwasher. Adjacent to the kitchen is a beautifully bright sun lounge enjoying the incredible outlook, across from which is an open living room with full-height cupboards and bookshelving, and a double-sided fireplace. On the far side of the fireplace is a further snug sitting room with its own sliding patio doors to the gardens. Off the hallway is a cloakroom and a dedicated utility/laundry room, leading to an adjoining boot room.





There are four extremely well-proportioned, en-suite double bedrooms, each with a high-quality bathroom or wet room and patio doors, and three with fitted wardrobes. The master bedroom, in particular, benefits from a panoramic view of the river and is complemented by an en-suite bathroom with twin basins and a walk-in shower.

#### CAMELLIA COTTAGE

Camellia Cottage is a beautifully finished and presented, 2-bedroom, 2-bathroom dwelling with its own garden area, decking, and ample parking space. It has consent for holiday letting, currently providing a lucrative income stream, details of which can be made available following a viewing. Contents available by negotiation. The Rateable Value is £3,300. See: <https://www.holidaycottages.co.uk/cottage/56029-camellia-cottage-in-the-tamar-valley>

#### OUTSIDE

The property is approached over a sweeping, tree-lined drive, which arrives at a very large parking area sufficient for numerous vehicles, including boats, machinery or trailers. Immediately surrounding the dwelling are a substantial wrap-around sun deck and some wonderful, traditional lawned gardens, below which is the meadow field. Adjacent to the garden is a pétanque court. Extending away from the house, predominantly to the east and southeast, are the varied grounds, which have been extensively planted and partially rewilded by our clients. Located around the grounds are three orchards, comprising 94 apple trees in all, a beautifully private, outdoor dining terrace and BBQ area, and a 41x12m greenhouse equipped with an irrigation system, currently housing a cherry orchard. To the south of the dwelling is an incredible, undercover swimming pool suite served by a kitchenette and bar area, WC and shower facilities, and a treatment room which could be adapted for other purposes. Outbuildings include a substantial steel-portal building, which could easily accommodate stabling, a six-vehicle open garage, a plant room, a log store and other general stores.

#### SERVICES

Mains water and electricity. Oil-fired, zoned underfloor heating in Riverview and a Mechanical Ventilation with Heat Recovery (MVHR) system. Riverview and Camellia Cottage are connected to the same sewage treatment plant. Further septic tanks are connected to one of the outbuildings and the pool suite. Two third-party septic tanks (with appropriate easements) are understood to be located within the northern section of the meadow field. Rainwater from the buildings is collected into the pond within the field. Standard broadband is available. Variable mobile voice/data services are available internally; external coverage is good. Our clients use 4G mobile Wifi. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

#### AGENT'S NOTES

1. The property is subject to a S106 planning obligation, which describes that the house and cottage shall be used in connection with their accompanying land. We understand that the condition is currently being met through the operation of the site's orchards. For details, please contact Stags.
2. We understand that a neighbouring land owner has a historic access along the property's driveway, but as they also have separate road access elsewhere, the right has never been exercised.
3. There is a covenant preventing any construction at the far western end of the meadow field.
4. The property was converted from a steel-framed former agricultural building. We understand the construction to be part concrete block and part SIP panels beneath a composite steel roof.
5. Clients' Instagram Account: [https://www.instagram.com/peace\\_and\\_quiet\\_devon](https://www.instagram.com/peace_and_quiet_devon)

#### VIEWINGS AND LOCATION

Viewing is strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is ///hers.breathing.vital.

Approximate Gross Internal Floor Area = 280.7 sq m / 3022 sq ft

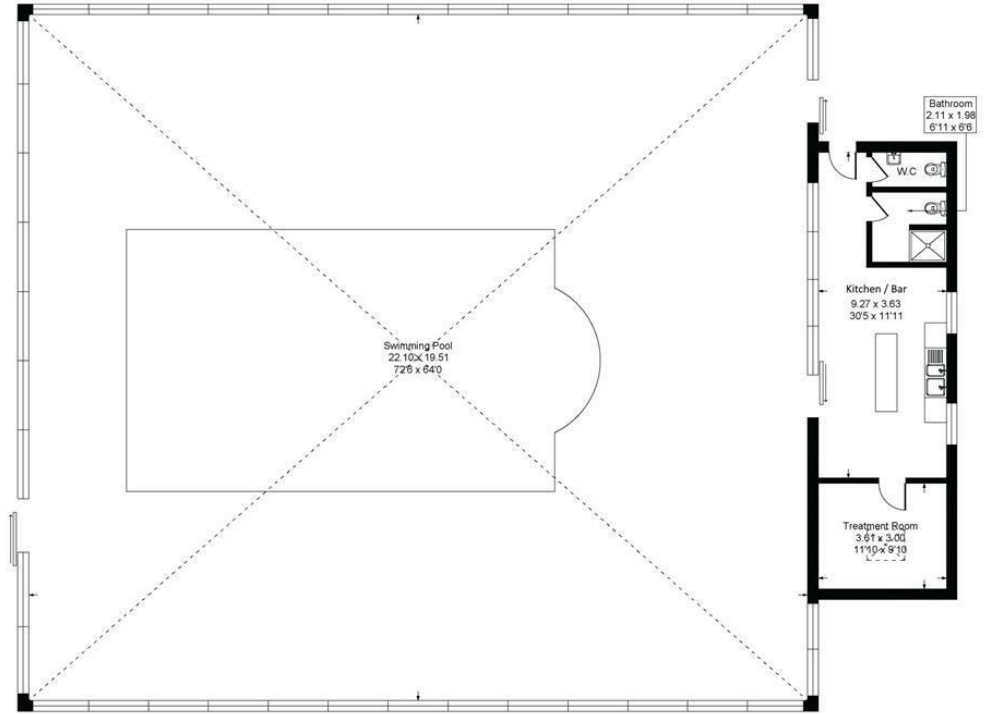


Ground Floor

Cottage Area = 70.7 sq m / 762 sq ft



Camelia Cottage



Swimming Pool Suite

Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



