

SPEEDWELL

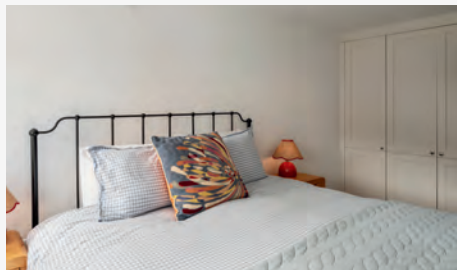
LOWER FAIRVIEW ROAD



SPEEDWELL

Speedwell occupies a quietly commanding position along Lower Fairview Road, a quiet setting that feels reassuringly peaceful while remaining within easy reach of Dartmouth's vibrant centre.

Elevated on the sought-after south-facing side of the valley, the home enjoys a natural sense of light and openness, with far-reaching views that draw the eye across the town, along the River Dart and towards Kingswear. It is a setting that balances calm with connection.



The entrance level introduces the home with a bespoke floating staircase that sets the tone for the design throughout.

This floor accommodates three well-appointed Bedrooms, each well-proportioned and filled with natural light, alongside a chic, contemporary Shower Room. A dedicated Cloak Area with built-in storage for coats and boots ensures the practicalities of everyday living are seamlessly addressed.





OPEN-PLAN LIVING

Speedwell has been comprehensively modernised, resulting in interiors that are both considered and highly functional. The design adopts a reverse-level arrangement, placing the principal living spaces on the first floor to take full advantage of the river and valley views.

Here, an expansive open-plan Living Area forms the heart of the home, arranged with a natural flow that allows each part of the space to feel distinct yet connected. The Sitting Area is anchored by a woodburner, providing a quiet focal point that brings warmth and atmosphere through the seasons.

Nearby, a Library Area introduces a more intimate corner, with space for shelving offering both function and a sense of character, lending itself equally to display and quiet retreat

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CULINARY DELIGHTS

The Dining Area is positioned to make the most of the outlook, aligned with the glazing so that views across the verdant countryside become an integral part of the experience.

Light shifts gently throughout the day, creating an ever-changing backdrop for both everyday meals and more considered occasions.

The Kitchen is subtly zoned by the open staircase, which defines the space without enclosing it, allowing it to remain fully connected to the wider room. Centred around a substantial island and fitted with integrated Bosch appliances, it is both highly practical and visually composed, supporting the rhythm of daily life while maintaining a strong sense of cohesion with the Living Space.

A well-appointed Utility and Cloakroom provides valuable everyday practicality, fitted with Miele washer and dryer and thoughtfully arranged to keep household tasks discreetly separate from the main living spaces.



A RESTFUL RETREAT

Also on this level, the generous Principal Bedroom is positioned to share in the same wonderful outlook as the Living Space and access to the Balcony. Thoughtfully arranged with built-in cabinetry and the comfort of air-conditioning, it offers both practicality and retreat.

The En-Suite Bathroom is finished with high-quality fittings, including a generous Villeroy & Boch bath and separate shower, creating a space that is as functional as it is composed.



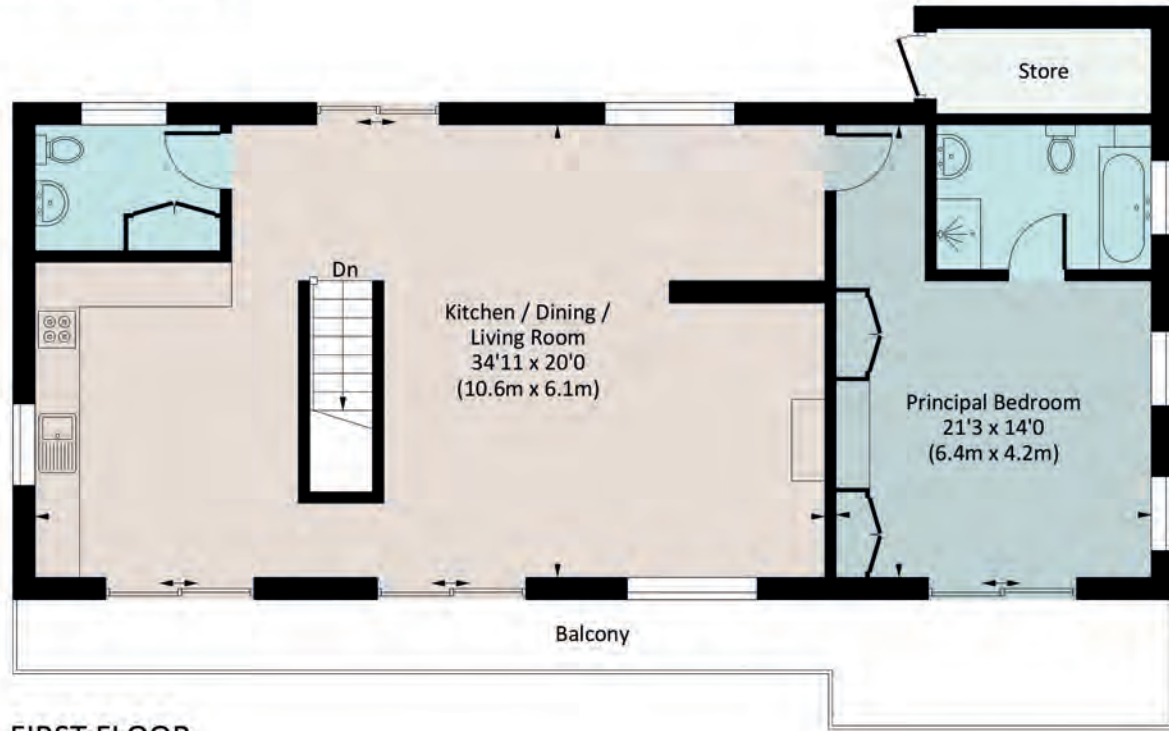


LIFE AL FRESCO

Outside, the terraced Gardens have been carefully composed to offer both structure and softness, creating a setting that feels considered yet effortless to maintain. Mediterranean-style planting introduces a rich interplay of texture and colour, with sculptural forms and silvery foliage set against the warmth of the surroundings. This is heightened by the use of pale stone, which provides a quiet contrast and lends the garden a distinctive clarity, reflecting light and enhancing the sense of space. The overall effect is one of calm seclusion, reminiscent of a luxury retreat.

The principal Terrace has been thoughtfully arranged around a central Patio, creating a natural place for outdoor furniture. It is a space designed for unhurried moments, whether spent reading, observing the changing light across the valley or simply enjoying the stillness. From this elevated position, the views extend across the town and towards the River Dart and Kingswear, offering a constant visual connection to the landscape beyond.

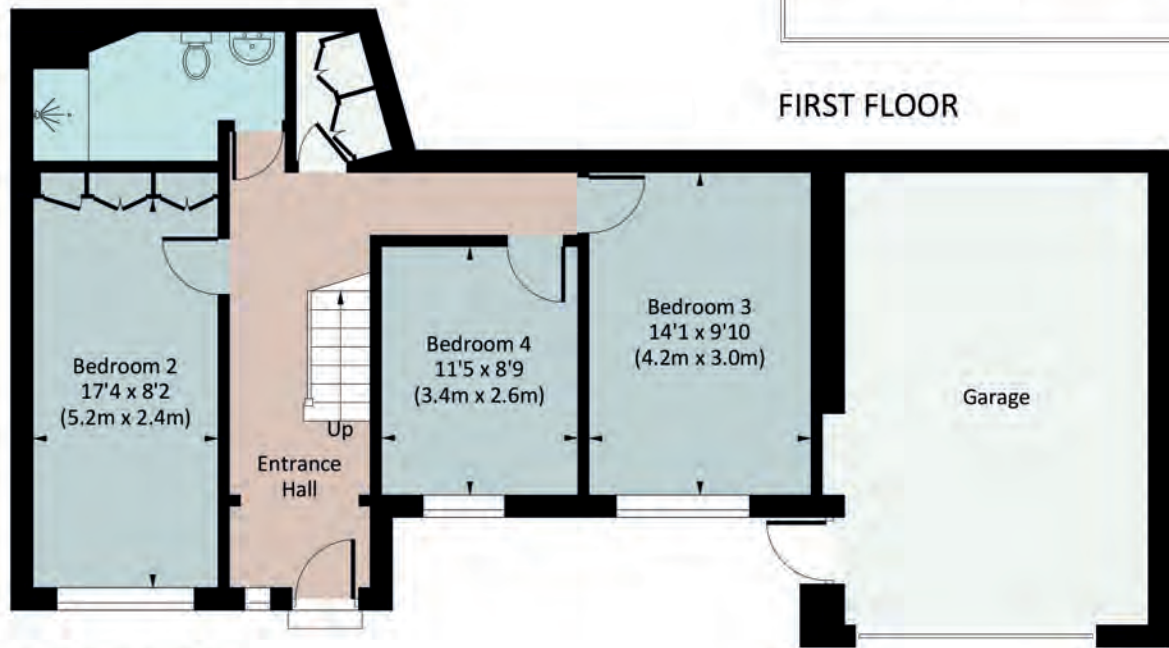




FIRST FLOOR

Approx. gross internal area
1882.3 Sq Ft. / 174.9 Sq M.

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GROUND FLOOR

THE LITTLE DETAILS

Postcode: TQ6 9EE

Tenure: Freehold

Council Tax: Band F

EPC Rating: D

Local Authority: South Hams District Council

Access: 3 Steps to the front door

Broadband Speed: Ultrafast - up to average 1800 mb/s

Mobile Coverage: Good

Mains: Gas, water, electricity & drainage

Heating: Gas central heating & woodburning stove

Parking: Generous Garage & Driveway Parking for 2 cars

Transport: Totnes (14 miles) for mainline trains to London

A38 Devon Expressway - 20 miles

W3W: motorist.blinking.holds



The vibrant port of Dartmouth has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta. On the town's doorstep, you will find the South West Coastal Path and the South Devon AONB area, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway. Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town. The nearest educational institution is the Ofsted-rated Good Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18-year-olds with an Outstanding education.

ABOUT DARTMOUTH



We would love to show you around

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THE COASTAL HOUSE
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