



MILLARD'S



Rivage House, 2 South Town, Dartmouth, TQ6 9BX

A beautifully presented 4 bedroom, 4 ensuite house with stunning views across the River Dart and out to sea with integral garage and a large courtyard garden.

Rivage House is situated in desirable South Town in Dartmouth and enjoys stunning panoramic views across the River Dart to Kingswear, and from Britannia Royal Naval College upriver, all the way to Dartmouth Castle at the river's mouth and beyond.

This substantial home offers 4 double bedrooms - all with ensuite facilities; a delightful 22ft living room with 2 double bay windows and a balcony overlooking the river. There is also a bespoke kitchen/dining room, butler's pantry and a generous sized garage with storage.

There are many period features throughout the house including high ceilings, ornate coving and sash windows. The wonderful loft room – perfect for guests - offers an open style living/ bedroom with 2 Velux balconies overlooking the River Dart.

A superb feature is the larger than average garage with space for one vehicle as well as sail loft and bike, kayak storage etc.

To the rear, the beautiful courtyard garden is an ideal entertaining space with a further secret courtyard on a second level.

The location would suit those desiring a spacious home with river and sea views yet, within a short, level walk to the shops and amenities the town has to offer as well as a garage being integral to the property.





Accommodation

Ground floor - Entrance hall with stairs rising to first floor and access to the garage. The guest bedroom on this level has an ensuite bathroom with separate shower cubicle, hand basin and WC. Double doors lead to a small courtyard.

First floor – Enter the superb living room featuring two bay windows and a small balcony with 180-degree views of the River Dart, Kingswear and out to sea. This light and airy room offers 9ft ceilings and a gas fire with surround.

Double doors lead to the kitchen and dining room with oak flooring. The bespoke Crown kitchen has a Caesarstone worktop and island; an extensive range of drawers: two built-in Bosch ovens, and a five ring gas hob with concealed extractor hood above; a dishwasher, and double sink unit. The American-style Bosch Fridge/freezer is included with the home.

There is ample space for a large dining table in this area which leads to the Butler's pantry containing a second dishwasher, ample storage units, sink and a cloakroom with WC and hand basin.

The large courtyard garden – perfect for summer barbeques - is accessed from the kitchen.







On the second floor, the luxurious Main bedroom is a generous size, covering the width of the property. Two double bay windows provide beautiful views across the river and out to the English Channel – the perfect backdrop for relaxing weekend breakfasts in bed! The Master suite includes a large walk-in wardrobe and an ensuite with a generous walk-in shower, WC and a hand basin.

This level also offers a second bedroom with a large en-suite bathroom, hand basin, WC and cupboard housing the gas boiler and cylinder tank. Plumbing for washing machine.

The loft conversion is a generous space with room for a double bed and living area with kitchenette. There are two Velux skylights and two Velux balconies which enjoy wonderful views across the Town, Britannia Royal Naval College, River Dart, Kingswear and out to sea and provide the perfect viewpoint for the fireworks displays held in the town. There is an ensuite shower room with WC and hand basin.







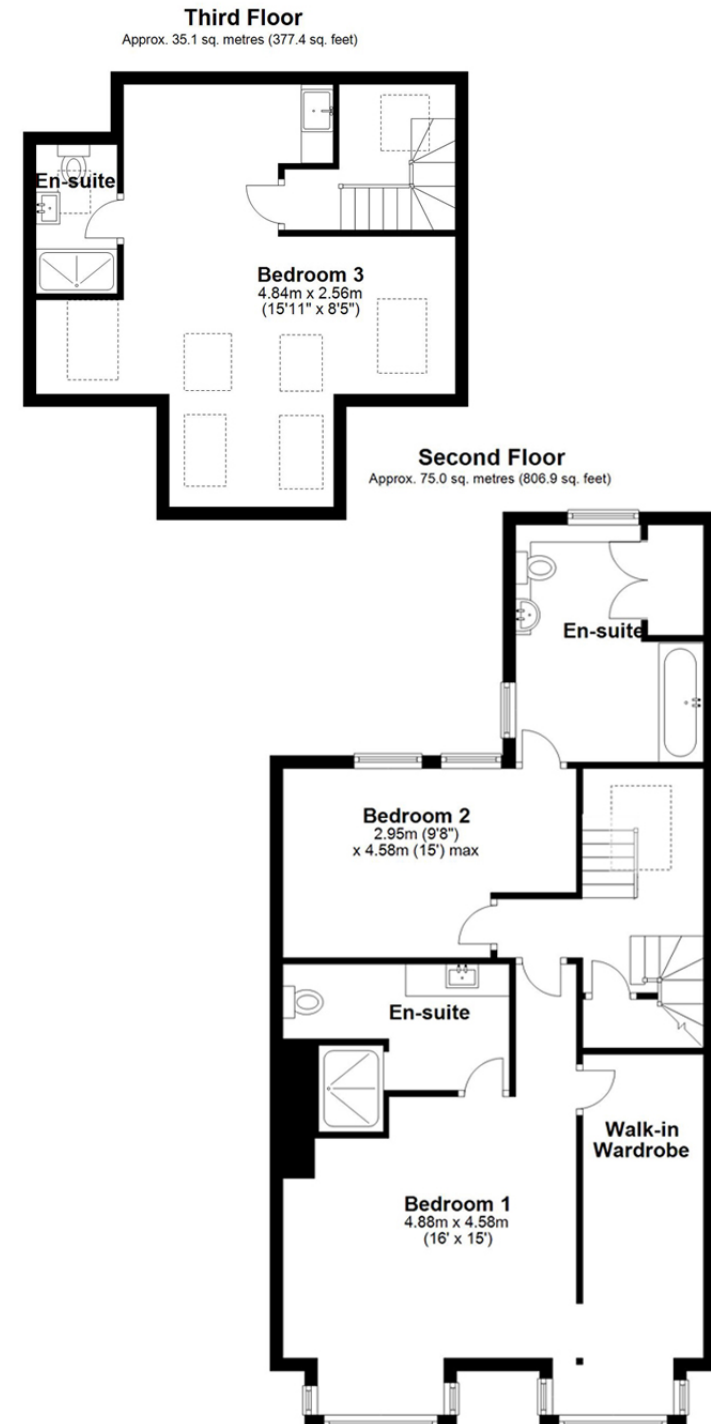
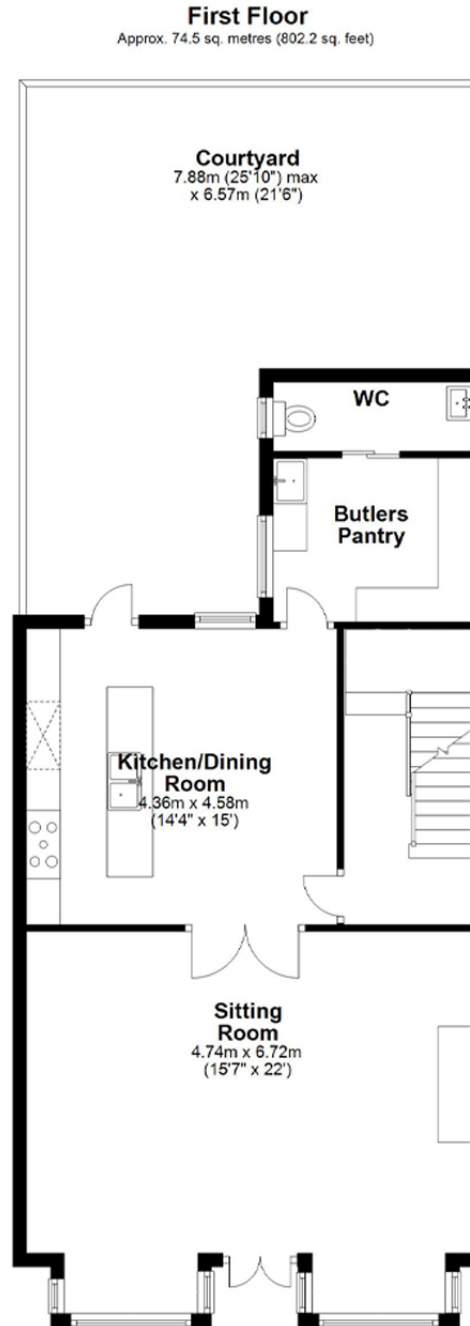
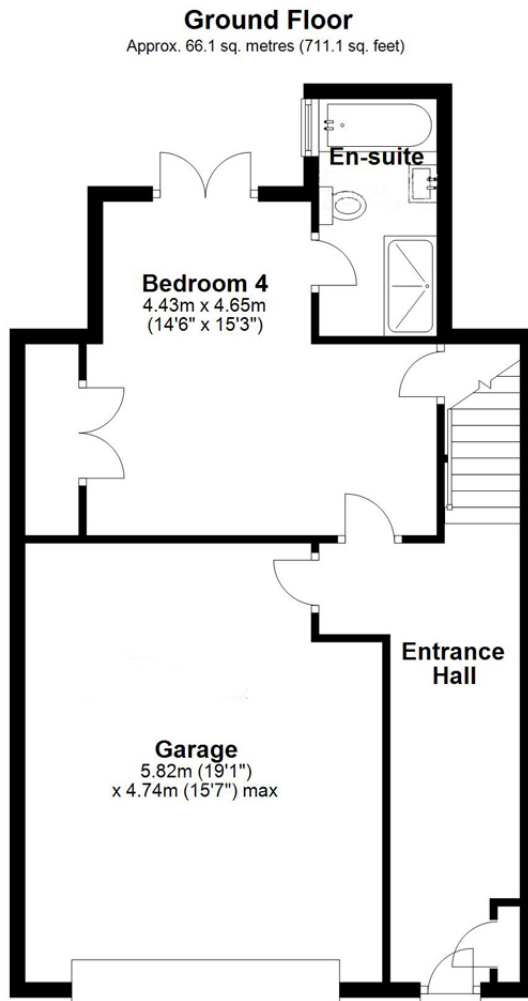
The outside

From the kitchen you can access the large, private courtyard garden. It's an ideal entertaining area with a selection of ferns and shrubs, space for large table, a BBQ and seating with stone walling as the boundaries. Steps lead to a further garden area above.

The Garage

A splendid sized garage with electric roller door, light and power with ample space for additional storage to the side for kayaks, bikes, boat storage etc. Access to the entrance hall.





Total area: approx. 250.6 sq. metres (2697.5 sq. feet)

Services

All mains connected. Gas central heating.

Council Tax Band F

Tenure Freehold

Postcode

TQ6 9BX

Viewings

Strictly by appointment only through Millard's in Dartmouth.

If you wish to visit Dartmouth by helicopter or yacht, please contact the Millard's office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area.

If you are unable to travel to Dartmouth, Millard's provide private online viewings upon request.

Contact Agent

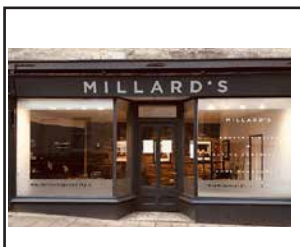
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

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