

BELMONT
Kingswear



A Private Idyll

Perched in an elevated & inconspicuous position above the River Dart, Belmont offers a quietly commanding presence, an Edwardian home of architectural integrity and considered restoration, where timeless character meets understated modern luxury.

With its double-fronted façade, newly installed timber sash windows and crisp symmetry, this detached home sits with grace and confidence in one of Kingswear's most coveted settings.

As you step inside, Belmont reveals its character with quiet assurance. The high ceilings, picture rails, and original detailing are a testament to its early 20th-century heritage, yet the atmosphere remains warm and inviting.

There is a tangible sense of calm here, the kind of calm that comes from a house where every element has been carefully thought through. Sunlight spills into the dual-aspect Living Room.

From here, the views stretch wide across the water to the wooded hills beyond. It is a space that lends itself to slow mornings with coffee and quiet evenings with a book, curled by the wood-burning stove, framed always by the shifting light over the river.



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Light-Filled Rooms

The heart of the home is the Kitchen, which has been sensitively updated to complement the period features. Soft, neutral tones and tactile natural materials create a sense of cohesion and elegance.

The Kitchen opens directly into the Dining Room, allowing for effortless flow when cooking and entertaining. This thoughtful connection between spaces adds to the home's welcoming, sociable atmosphere.





TOAST & JAM WITH TEA



Dream Decking



At the front of the house, a substantial decked Terrace functions as an outdoor room in its own right—an exceptional space designed for both relaxation and entertaining. Large enough for three distinct areas - for lounging, dining, and conversation - this generous, open space invites you to slow down and take in the spectacular views over the creek and river.

Whether bathed in morning light or glowing under an evening sky, this elevated vantage point offers a setting that is both inspiring and deeply restful.

Bedrooms Of Distinction



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Upstairs, three double Bedrooms continue the theme of light and space. The two Bedrooms at the front of the house benefit from even more spectacular views thanks to their elevated position, as well as generous built-in storage. Soft, muted tones enhance the calming atmosphere throughout.

The Family Bathroom is spacious and stylish, featuring a double-ended bath and a separate large shower, perfect for relaxing after a day on the river.



The Principal Suite is refined and tranquil, complete with a generous En-Suite Shower Room where natural stone and warm brass fittings add a quiet sophistication..

Belmont feels like coming home to somewhere quietly extraordinary. It is a place not only to live but to dwell, where days unfold with quiet elegance and every window frames a scene worth remembering.

Belmont is not a house that seeks attention. It simply rewards those who appreciate proportion, setting and the quiet confidence of quality.

About Kingswear

The beauty of Belmont lies not only within its walls but in its surroundings. Set within the charming village of Kingswear, known for its colourful cottages, riverside setting and easy access to Dartmouth, Belmont enjoys the peace of a village community with 2 shops, 3 Cafes, 2 pubs and the yacht club and beautifully scenic coastal walks right on your doorstep.

A short ferry ride away, Dartmouth is a town of remarkable charm and cultural richness. The winding streets, lined with independent galleries, wine bars, and artisan bakeries, lead you effortlessly towards the water's edge.

The marina, just minutes away, speaks to a slower pace of life, where sailing and wild swimming are not weekend novelties but part of the daily rhythm.

Further afield, the South Hams offers endless exploration: secluded coves, ancient woodland walks and some of Devon's finest restaurants and farm shops.



The Little Details...

Postcode: TQ6 0AL

Tenure: Freehold*

Council Tax: Band E

EPC Rating: E

Local Authority: South Hams District Council

Access: 88 Steps from Street level, 25 from lift.

Broadband Speed: Up to average 80 Mbps

Mobile Coverage: Good

Mains: Water, Electricity & Drainage,

Heating: Oil & Multifuel Stove

Parking: Garage with parking in front & eligible for a resident's parking permit.

Transport: Paignton (7.5 miles) for mainline trains to London

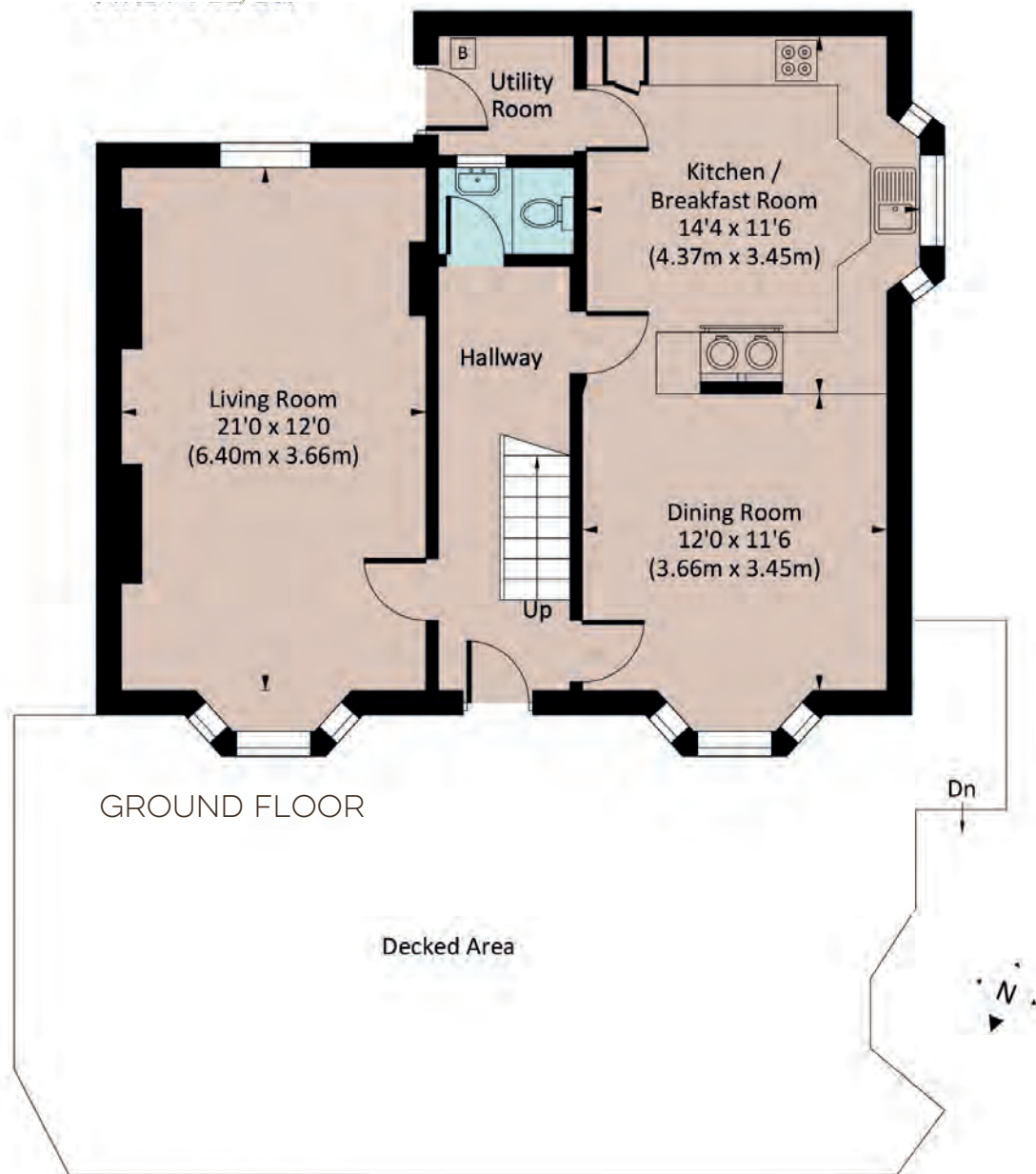
A38 Devon Expressway - 20 miles



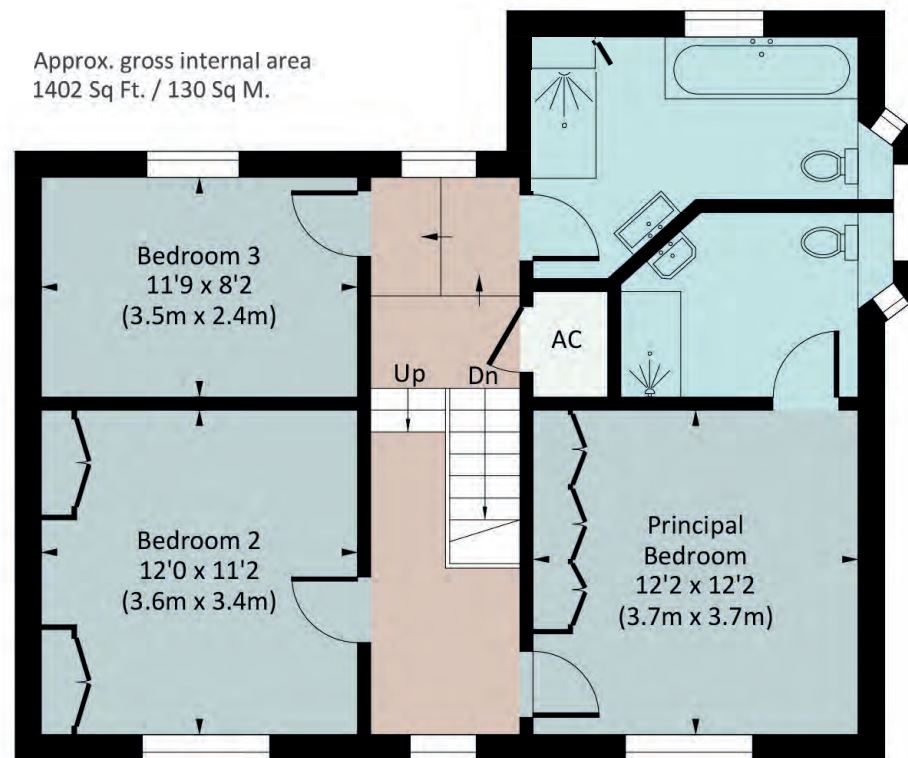
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*Garage & Lease are leasehold - Service

Charge is £15 per month and a 25% share of the lift maintenance.



Approx. gross internal area
1402 Sq Ft. / 130 Sq M.



FIRST FLOOR

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ESTATE AGENTS