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Tides Reach



Totnes 13 miles Plymouth 30 miles Exeter  
41 miles

A unique detached residence in historic Warfleet offering spectacular coastal views, mature gardens, garage, own mooring and the ultimate luxury of direct water access.

- No onward chain
- Stunning views of Warfleet Creek
- Garage
- Direct water access & mooring
- 3 bedrooms
- Idyllic setting
- Pretty riverside gardens & terraces
- A rare coastal opportunity
- Freehold
- EPC D / Council tax G

Guide Price  
£1,150,000

#### SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

#### DESCRIPTION

Nestled on the west bank at the mouth of the estuary and only moments from the open sea Warfleet is a hidden gem steeped in maritime history. Contrary to popular belief that the area was named after gatherings of warships, Warfleet actually derives its name from the stream that flows down the valley to the tidal creek. This characterful location boasts a fascinating heritage, from its historic quay that once harboured bustling trade vessels to the preserved lime kilns that stand as testament to the area's industrial past.

Tides Reach is an exceptional property offering a rare opportunity to own a beautifully positioned home with breathtaking views over Warfleet Creek, combining contemporary living with the tranquillity of coastal living. The property provides well-planned accommodation arranged over two floors, comprising an open-plan sitting/dining room with terrace access, a sociable kitchen with breakfast bar, ground floor cloakroom, and useful storage. The first floor features a versatile landing study area, principal bedroom with built-in wardrobes, water views and ensuite shower room, second bedroom with balcony access offering spectacular panoramic vistas, third double bedroom and family bathroom. Outside the enchanting mature gardens feature two paved terraces offering distinct entertaining spaces - one for alfresco dining with garden and water views, and another perfectly positioned for afternoon sunshine. A level lawn provides additional outdoor relaxation space, while the property's crowning glory is its direct water access via electric winch system with stairs to the beach below, complemented by a running mooring for the complete coastal lifestyle. Practical outdoor amenities include a spacious undercroft for water sports equipment storage, garden shed, and detached garage on Warfleet Creek Road.

#### ACCOMMODATION

Step through the welcoming entrance porch into a bright and spacious sitting/dining room that immediately captures your attention with its seamless flow and natural light. Patio doors open onto a private paved terrace, creating an effortless indoor-outdoor living experience perfect for entertaining or quiet contemplation while enjoying the stunning waterside setting. During cooler months, the elegant stone fireplace becomes a warming focal point, adding both character and comfort to this versatile space that easily accommodates dining for larger gatherings. The thoughtfully designed kitchen

features comprehensive floor and wall-mounted cabinetry complemented by an integrated electric oven and gas hob with designated spaces for a dishwasher, washing machine, and fridge/freezer. The wraparound worktop creates an inviting breakfast bar, transforming the kitchen into a sociable hub where family and friends naturally gather. From here, you can savour morning coffee while admiring the picturesque garden and mesmerizing views beyond. Completing the ground floor accommodation is a useful understairs storage cupboard and a convenient cloakroom with WC and wash basin.

Ascending to the first floor reveals a versatile landing area perfect as a quiet study space or reading nook. Bedroom one impresses with built-in wardrobes and a generous sliding window that frames spectacular water vistas, while the luxury of a private ensuite shower room features contemporary tiling, shower, WC, wash basin, and heated towel rail. Bedroom two boasts direct access to a charming balcony offering what may well be the property's most spectacular panoramic views – an ideal spot for morning coffee or evening relaxation while watching the gentle flow of the Warfleet Creek below. The third bedroom, overlooks the rear of the property and will accommodate a double bed. A fully tiled family bathroom with shower over bath, WC, wash basin, and heated towel rail serves the additional bedrooms, completing this well-planned home.

#### OUTSIDE

Beyond an understated gate from Warfleet Road, stone steps wind enchantingly down through mature landscaped gardens adorned with established trees and shrubs, creating a sense of arrival and privacy. The front terrace provides an idyllic setting for alfresco dining while drinking in the panoramic garden and waterside views. The outdoor space unfolds beautifully with a level lawn area leading to an additional paved terrace, perfectly positioned to capture the warm afternoon sunshine. This stunning coastal location offers the ultimate luxury – direct water access via an electric winch system that raises and lowers stairs to the beach below. The same winch facilitates launching and retrieving dinghies, complementing the property's running mooring for the complete waterside lifestyle. Practical amenities include a spacious undercroft beneath the property, ideal for storing water sports equipment such as kayaks and paddleboards, while also housing the gas-fired boiler. A garden shed provides convenient storage for outdoor furniture and gardening tools. Located a short distance away, a detached garage with manual roller door sits conveniently positioned on Warfleet Creek Road, offering additional storage and maintaining the property's direct water access theme.

#### TENURE

Freehold.

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating with underfloor heating to the ground floor.

#### LOCAL AUTHORITY

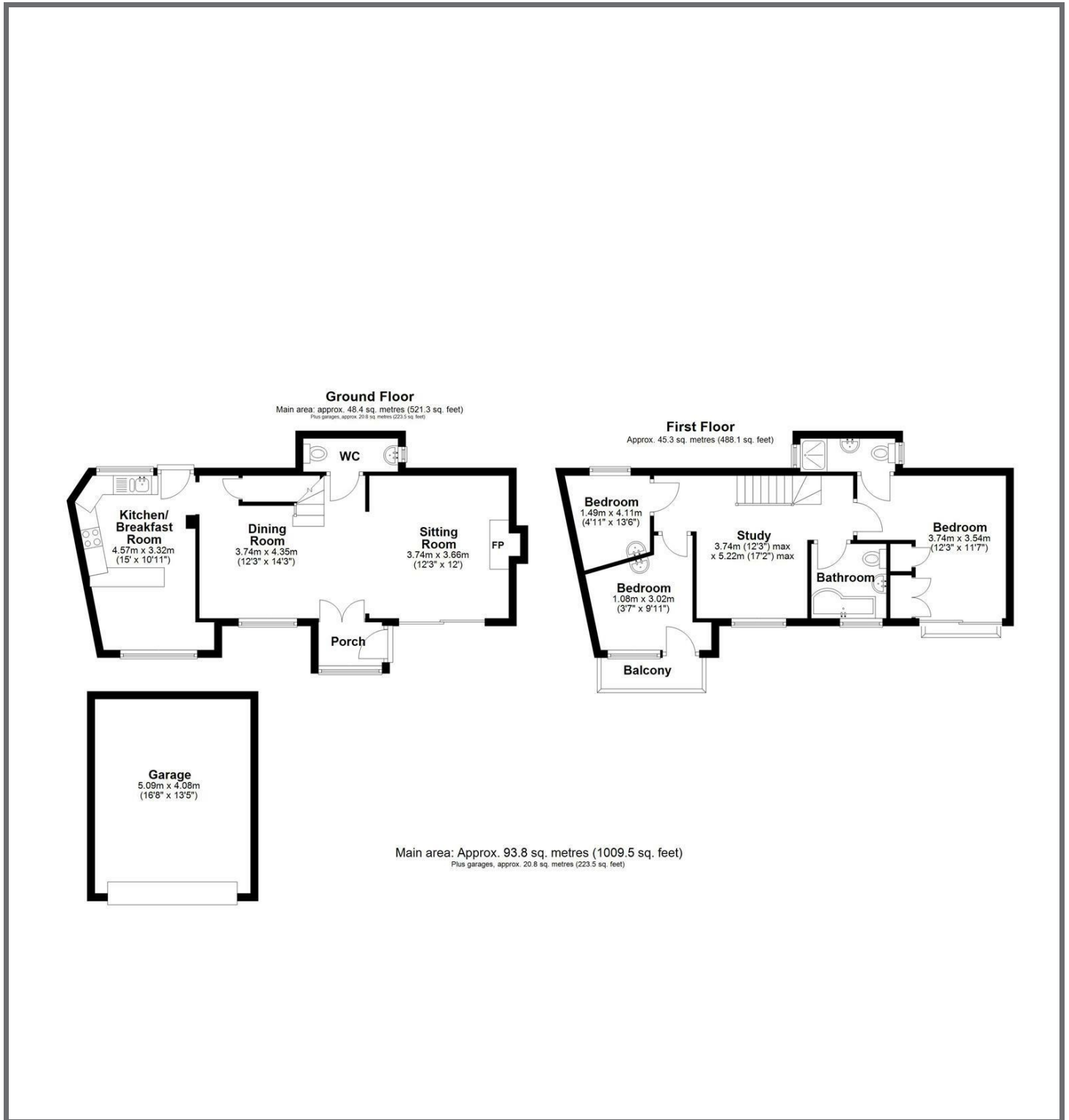
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS





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
<small>(Not a target) - higher savings costs</small>			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not energy efficient) - higher savings costs</small>			
England & Wales		EU Directive 2002/91/EC	79

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