

BEACON PARKS DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



BEACON PARKS, JAWBONES HILL

A beautifully designed conversion of traditional Devon barns occupying an exceptional elevated position above Dartmouth within walking distance of the town, set within approximately eight acres of gardens and land, with a separate guest cottage, substantial workshop / barn and magnificent panoramic views across the River Dart, Britannia Royal Naval College, Kingswear and beyond towards Dartmoor.

Occupying one of the most enviable positions overlooking Dartmouth, Beacon Parks is a remarkable country property, a real rarity in this location, with land and yet within walking distance of Dartmouth town centre.

Approached via a sweeping private driveway, the property enjoys complete privacy within approximately eight acres of beautifully maintained gardens and land, creating a rare sense of tranquillity whilst lying just a short distance from Dartmouth's historic waterfront, renowned sailing facilities, independent boutiques and acclaimed restaurants.

Originally a range of traditional 19th-century stone barns, Beacon Parks was thoughtfully transformed into a contemporary country house of exceptional quality. At its heart is a magnificent bespoke Carpenter Oak frame, designed by the renowned architect Roderick James, whose inspired use of exposed green oak and extensive glazing creates dramatic living spaces bathed in natural light while perfectly framing the spectacular views.

The principal accommodation has been designed with both relaxed family living and entertaining in mind. An impressive open-plan kitchen and dining room forms the heart of the home, while the elegant sitting room opens directly onto a generous decked terrace, providing an exceptional vantage point from which to enjoy the surrounding landscape.

There are four beautifully proportioned double bedrooms, with three located on the ground floor, each enjoying direct access to the courtyard through their own doors. The fourth bedroom is situated on the first floor and is currently arranged as a home office. The luxurious main bedroom suite features ample built-in wardrobes, a useful walk-in closet and a stylish en suite shower room. The guest bedroom also benefits from a spacious en suite and built-in wardrobes. A well-appointed family bathroom completes the ground floor. Across the courtyard is a self-contained one-bedroom cottage, providing additional and highly versatile accommodation. Currently used for guests, it also offers excellent potential as a hobby room, home office, treatment space or independent living. It could also readily be incorporated into the principal accommodation as an additional bedroom suite.

Complementing the existing buildings is a substantial recently constructed barn which provides excellent storage for classic or modern vehicles, tractors, boats and machinery, together with extensive workshop space, making the property equally well suited to those with equestrian, agricultural or collector interests.

The grounds extend to approximately eight acres, comprising sweeping lawns, mature gardens and gently sloping pasture, all carefully orientated to make the very most of the exceptional south-facing aspect and remarkable views. The result is a property that offers an uncommon balance of architectural distinction, complete privacy and immediate access to the coast and countryside that define this highly sought-after corner of the South Hams.

Planning permission has been granted for the installation of two roof lights within the principal living space, offering the opportunity to introduce additional natural light and further enhance the sense of space.

Beacon Parks is a home of genuine rarity—combining the character of historic Devon barns with outstanding contemporary design in a most spectacular setting. Opportunities to acquire a property of such quality, privacy and outlook, so close to Dartmouth, are seldom available.







KEY FEATURES

- Beautifully presented detached home with a separate self-contained one-bedroom cottage all sitting in approximately 8 acres
- Elevated position overlooking Dartmouth with stunning far-reaching views across the River Dart, town and surrounding countryside towards Dartmoor
- Four double bedrooms, three on the ground floor with direct access to the central courtyard
- Luxurious main bedroom suite with dressing closet, built-in wardrobes and stylish en suite shower room
- Stunning open-plan living, dining and kitchen space with planning permission granted for two roof lights
- Versatile self-contained cottage ideal for guests, independent living, home working or as a potential additional bedroom suite
- Private, sheltered courtyard creating a seamless connection between the accommodation and outdoor space
- High-quality contemporary finish throughout with flexible and well-planned accommodation
- Excellent potential for multi-generational living or income-generating guest accommodation
- Sought-after location, combining privacy with convenient access to local amenities and transport links









PROPERTY DETAILS

Property Address
Beacon Parks, Jawbones Hill, Dartmouth, Devon, TQ6 0BW

Mileages
Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate

Services
Mains electricity and water. Private drainage. Air source heat pump. Under floor heating. Bottled gas for cooking

EPC Rating
Current: D Potential: B

Council Tax Band
G

Tenure
Freehold

Authority
South Hams District Council

Fixtures & Fittings
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order

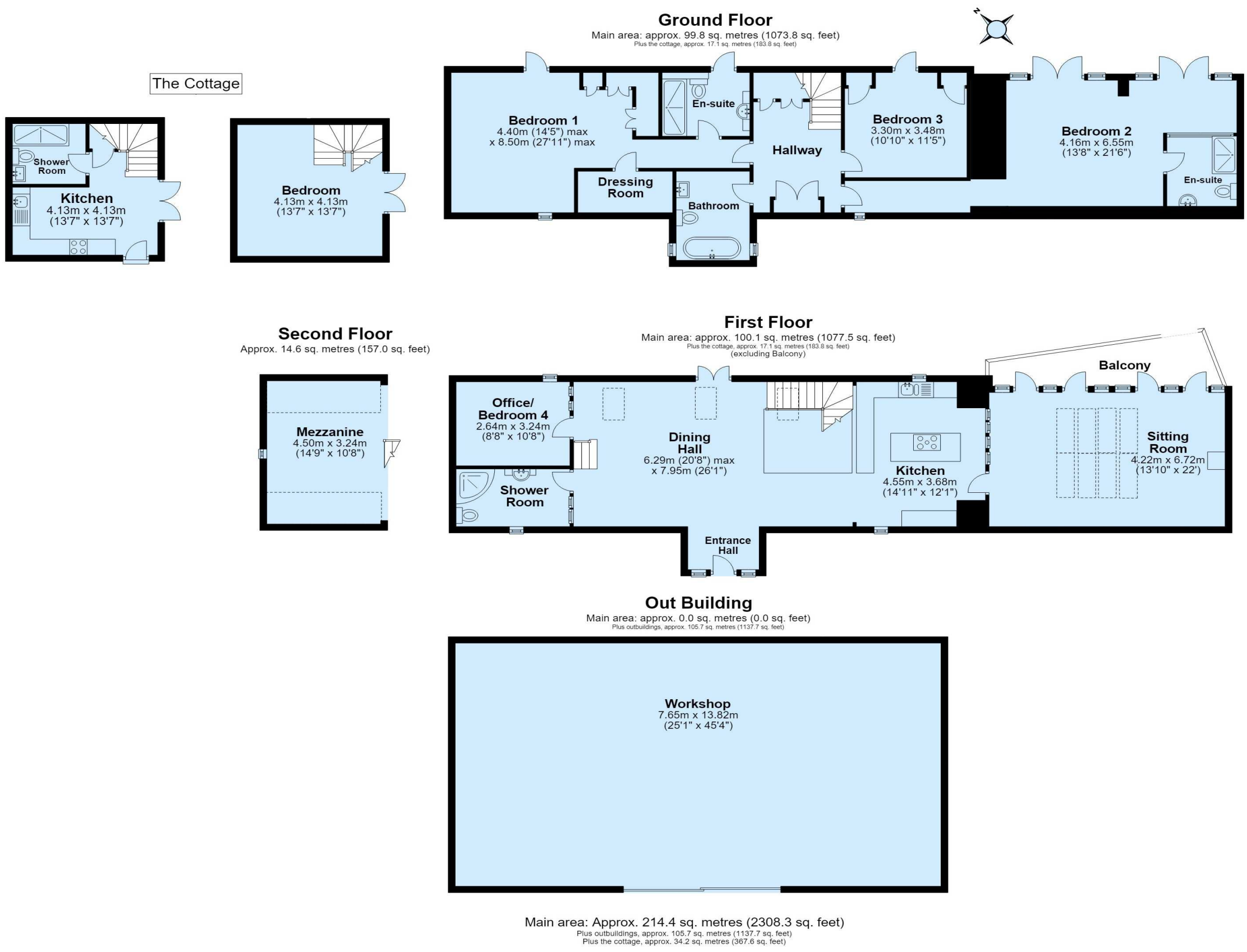
Directions
From the centre of Dartmouth follow the one way system and proceed up College Way, passing Britannia Royal Naval College on your right. At the mini-roundabout turn left on the A379 towards Stoke Fleming. Follow this road for about a half a mile. On reaching a right hand bend, turn sharp left on to Jawbones Hill. Continue along the lane and towards the end bear right passing a 'no vehicle access' sign. The driveway to the property will be found on the left after approximately 0.2 miles.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.
Tel: 01803 839190.



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FLOOR PLAN







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