

2 COLLEGE VIEW KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 COLLEGE VIEW, KINGSWEAR

This lovely home is a characterful cottage located in the centre of the charming riverside village of Kingswear.

With a flexible layout that can function either as a single home or as two separate living units, this pretty property combines some traditional features with more modern elements throughout.

The main part of the cottage provides two bedrooms along with an open-plan living room and kitchen, creating a bright and sociable space that takes advantage of the elevated position and impressive views. There is also a shower room and a cloakroom, adding convenience for everyday living. From the kitchen, a door leads out to a sheltered terrace where the pretty views across the River Dart and surrounding countryside can be enjoyed.

In addition to the principal accommodation, there is a secondary one-bedroom unit that can operate independently, making it suitable for holiday letting, visiting guests, or extended family. This section includes its own living area and galley kitchen space, along with a bathroom, and benefits from an elevated balcony that also enjoys wide, panoramic views towards Dartmouth and the river. The two units have separate entrances and they are also interconnected via a useful storage/small study area.

Outside, the property has low maintenance terraced areas; steps lead from the main terrace up to a higher decked area, offering another vantage point to enjoy the surroundings. To the rear, there is a sizeable workshop or store, which provides useful additional space and could potentially be adapted for other uses depending on requirements and permissions.

Overall, the property stands out for its versatility, scenic setting, stunning views and potential for a range of uses. It would suit someone looking for a home with income potential or a multi-generational living arrangement in the very heart of this beautiful village,

Kingswear sits on the eastern bank of the River Dart, directly opposite the historic port of Dartmouth, which is home to the renowned Britannia Royal Naval College. The village is particularly popular with the sailing community, offering excellent marina facilities, deep-water moorings, and a selection of local shops, as well as the well-regarded Royal Dart Yacht Club.

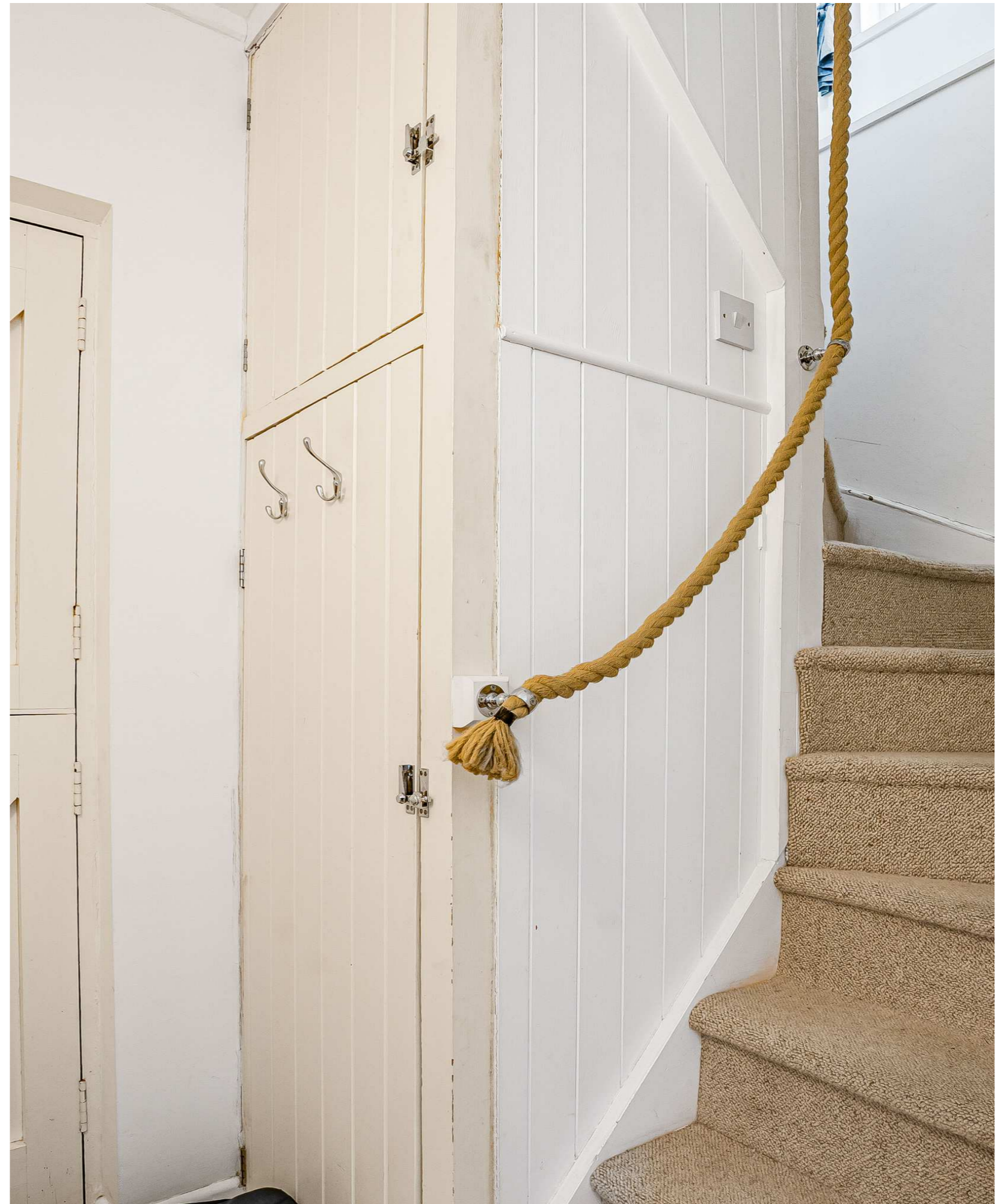
A seasonal steam train service connects the village to Torbay, adding to its charm and accessibility, while regular passenger and car ferry services provide year-round links across the river to Dartmouth. For leisure and outdoor activities, Churston Golf Club and a selection of sandy beaches are located within approximately four miles, making the area ideal for both relaxation and recreation.





KEY FEATURES

- Flexible layout with main home and self-contained one-bedroom unit
- Inter-connected as well as being self contained
- 3 bedrooms
- Elevated position with stunning River Dart and countryside views
- Character features including exposed beams
- Bright open-plan living, kitchen, and dining space
- Terrace and balcony ideal for outdoor relaxation and entertaining
- Potential for holiday letting or multi-generational living





PROPERTY DETAILS

Property Address

2 College View, Fore Street, Dartmouth, Devon, TQ6 0AJ

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity water and drainage. LPG heating

EPC Rating

Current: G Potential: E

Council Tax Band

C

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 Dartmouth take either the lower ferry or passenger ferry to Kingswear. Follow the high street passing The Steam Packet Inn and the Kingswear Village Stores and the property is a little further along on the right hand side

Viewing

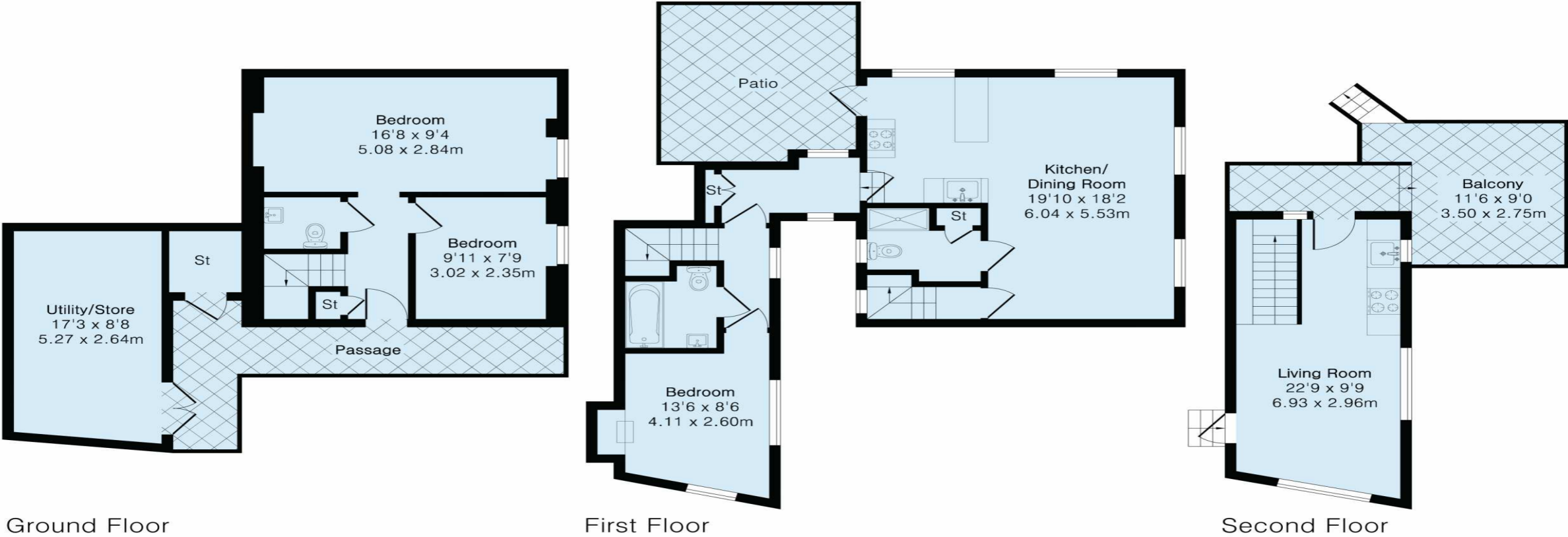
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN

Approximate Gross Internal Area 1298 sq ft - 120 sq m
 Ground Floor Area 505 sq ft – 47 sq m
 First Floor Area 583 sq ft – 54 sq m
 Second Floor Area 210 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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