

# HIGH GABLES KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# HIGH GABLES, RIDLEY HILL, KINGSWEAR

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Occupying a truly stunning elevated position above the River Dart, this outstanding detached residence commands some of the most captivating panoramic views in the South Hams encompassing the tranquil waters of the river, the historic waterfront of Dartmouth, and the dramatic coastline stretching towards the mouth of the Dart and open sea beyond.

Beautifully redesigned and comprehensively renovated by the current owners, the property has been transformed into an exceptional contemporary home of lovely quality and distinction. Every element has been thoughtfully considered and meticulously executed, resulting in a home that effortlessly combines architectural design, contemporary modern living, and the timeless appeal of its spectacular setting.

Arranged across three floors, the accommodation has been carefully planned to maximise natural light, privacy, and the extraordinary outlook from every principal room. Bespoke finishes, refined detailing, and high-quality materials feature throughout, creating interiors that feel both sophisticated and welcoming.

Upon entering the property at ground floor level, a spacious and beautifully presented reception hall immediately establishes the sense of quality and style found throughout the home. A well-appointed utility room and separate cloakroom provide practical convenience for modern living.

The principal living accommodation is one of the home's defining features. Extending across the front elevation, the magnificent open-plan reception room is bathed in natural light and perfectly orientated to capture the breathtaking river views. Large bi-fold doors open seamlessly onto an expansive balcony terrace with contemporary glazed balustrading, creating a spectacular indoor-outdoor living environment ideally suited to entertaining, relaxing, or simply enjoying the ever-changing scenery across the water. Flowing naturally from the living area is the stunning bespoke kitchen and dining room, expertly designed to combine style with practicality. Beautifully fitted with an extensive range of cabinetry, granite work surfaces, and a substantial central island, the kitchen is complemented by an impressive range of quality integrated appliances. The living area enjoys floor-to-ceiling glazing, allowing uninterrupted views across the River Dart and providing a wonderful backdrop.

The lower ground floor hosts three beautifully appointed double bedrooms, each thoughtfully designed to take full advantage of the stunning outlook. The main bedroom provides a calm and elegant retreat, complete with an indulgent en suite bathroom featuring a freestanding roll-top bath and refined contemporary fittings, and a separate dressing room. The additional bedrooms on this level are equally stylish and versatile, perfectly suited for family living, visiting guests, or home working, and are served by a stylish family bathroom.

Occupying the lowest level of the house is a further guest bedroom with direct access onto the sun terrace, together with an additional separate bathroom. This floor also features one of the property's most distinctive and impressive spaces — a wonderful bespoke bar and snug. Designed with entertaining in mind, the bar area incorporates integrated cabinetry, a sink, dishwasher, and seating area, flowing seamlessly into a relaxed lounge space with doors opening directly onto the terrace beyond. This superb entertaining space creates an atmosphere more commonly associated with luxury boutique hotels or exclusive private members' clubs.

Externally, the property continues to impress. Designed for ease of maintenance without compromising on style, the landscaped lower terrace wraps around the front and side of the house, offering well-positioned seating and entertaining areas that capture the sun throughout the day, along with a luxurious hot tub. Whether hosting summer gatherings, dining al fresco, or simply unwinding while taking in the remarkable river views, the outdoor spaces provide exceptional versatility, comfort, and privacy.

A private garage and additional off-road parking complete the practical requirements of this outstanding home.

Situated within walking distance of the picturesque village centre of Kingswear, the property enjoys immediate access to the area's renowned sailing waters, marinas, yacht clubs, riverside walks, and passenger and vehicle ferries connecting directly to historic Dartmouth. The surrounding South Hams coastline offers some of the finest beaches, countryside, and lifestyle opportunities in the South West, making this an ideal primary residence, luxurious coastal retreat, or exceptional lifestyle investment.

Combining breathtaking scenery, impeccable design, and superb entertaining spaces, this is an extraordinary home offering an enviable standard of living overlooking the River Dart.







## KEY FEATURES

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- Superb Views Of The River Dart & The Beautiful Surrounding Countryside
- Stunning Unique Detached House
- Beautifully Renovated & Extended By The Current Vendors
- High Quality Finishings & Design Throughout
- En Suite Main Bedroom And Separate Dressing Room
- 3 Further Guest Bedrooms
- Bar & Snug With Direct Access To The Terrace
- Fabulous Balcony Off The Main Living Space
- Further Secluded Sun Terrace
- Garage & Additional Parking
- Wonderful Elevated Position









# PROPERTY DETAILS

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## Property Address

High Gables, Ridley Hill, Dartmouth, Devon, TQ6 0BY

## Mileages

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

## Services

Mains electricity water and drainage. Oil fired underfloor heating

## EPC Rating

Current: TBC Potential: TBC

## Council Tax Band

G

## Tenure

Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.  
01803 861234

## 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

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back into the village, where the road splits take Higher Contour Road and then bear right on to Ridley Hill where the property is on the right hand side.

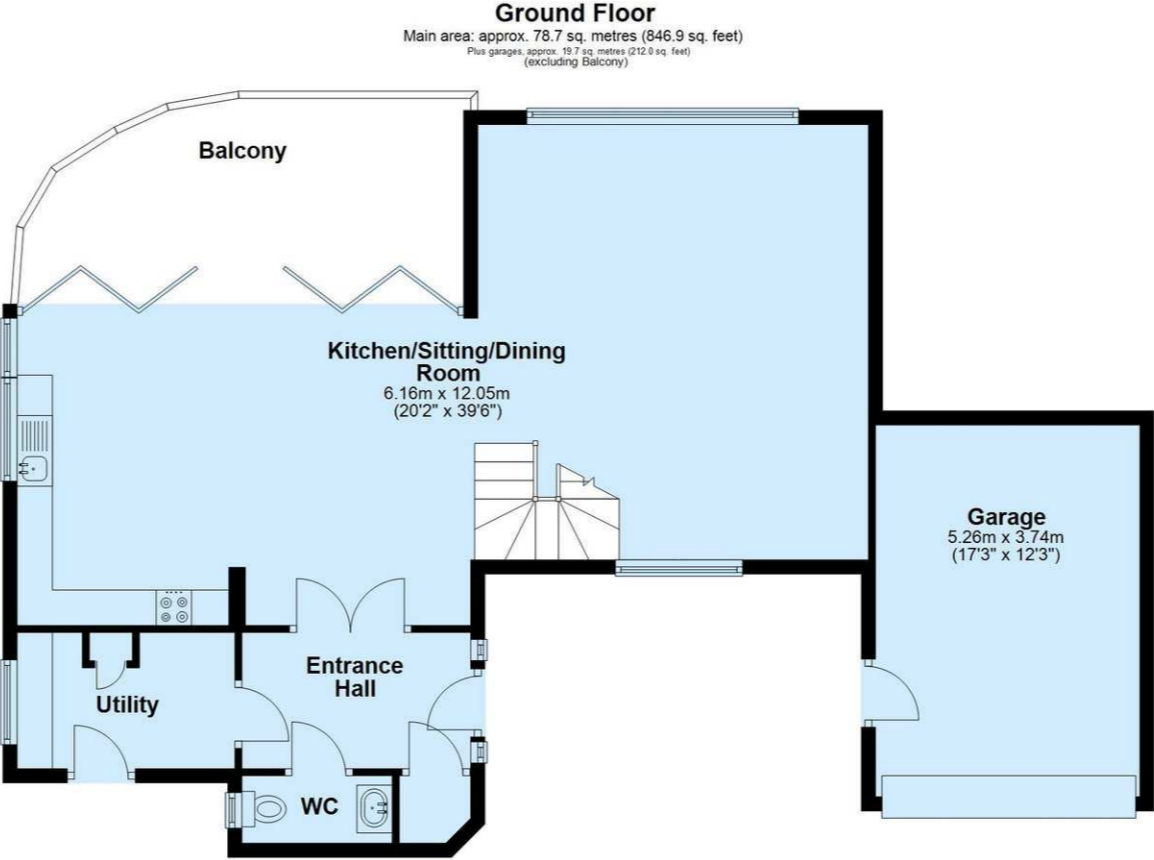
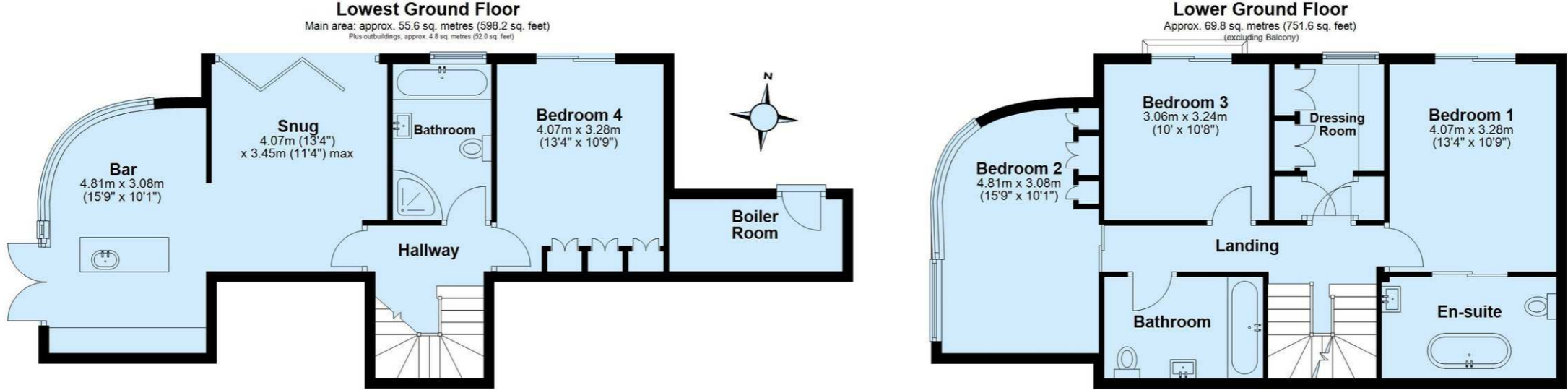
## Viewing

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



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# FLOOR PLAN



Main area: Approx. 204.1 sq. metres (2196.7 sq. feet)  
Plus garages, approx. 19.7 sq. metres (212.0 sq. feet)  
Plus outbuildings, approx. 4.8 sq. metres (52.0 sq. feet)





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