

I ROSELAND KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



1 ROSELAND, BRIXHAM ROAD

Occupying a lovely position in the heart of the sought-after riverside village of Kingswear, 1 Roseland is a beautifully renovated ground-floor apartment that combines contemporary comfort with the charm and character of one of South Devon's most picturesque waterfront settings.

Currently operating as a successful holiday let, the property would equally suit those seeking a permanent residence, a coastal retreat, or an investment opportunity in this highly desirable location.

Enjoying delightful views across the marina, creek and River Dart towards Dartmouth and the iconic Britannia Royal Naval College, the apartment has been thoughtfully refurbished to create a stylish and welcoming home.

The property is accessed via the decked terrace, which leads directly into the open-plan living space. This sociable space forms the heart of the home; the beautifully appointed kitchen is fitted with a comprehensive range of contemporary wall and base units, complemented by integrated appliances. Three floor-to-ceiling fixed glazed panels frame the outlook towards the terrace and beyond, filling the room with natural light. The sitting area provides ample room for relaxation and entertaining, with double doors opening directly onto the decked terrace.

There are three lovely bedrooms, all presented to an excellent standard. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully fitted family bathroom. The layout offers flexibility for family living, visiting guests or those wishing to continue the property's successful holiday letting history.

A particular feature of the apartment is the decked terrace to the front. Positioned to take full advantage of the attractive outlook, it provides a superb vantage point from which to enjoy views across the marina, the famous Dartmouth & Kingswear Steam Railway, the creek and the River Dart. Whether enjoying a morning coffee, dining alfresco with family and friends, or simply watching the activity on the river, this lovely outdoor space is a true extension of the living accommodation. Beneath the terrace lies a substantial gravelled lower garden area which significantly increases the amount of usable outdoor space available. This versatile area is ideal for additional seating, storage of paddleboards, kayaks and other watersports equipment, practical storage, or outdoor space for owners and guests with dogs. Together, the terrace and lower garden create a low-maintenance and highly functional outdoor environment that is perfectly suited to coastal living.

Kingswear is one of the South Hams' most desirable villages situated close to The South West Coast Path, and is renowned for its maritime heritage, sailing facilities and spectacular position on the eastern bank of the River Dart. The village enjoys excellent marina facilities, deep-water moorings, local amenities and the prestigious Royal Dart Yacht Club, whilst the South West Coast Path can be easily accessed nearby, offering some of the finest coastal walking in the country. Regular passenger and vehicle ferry services provide convenient year-round access to Dartmouth's renowned shops, restaurants and attractions, all of which are within easy reach of the property. The iconic Dartmouth Steam Railway links Kingswear with Paignton via one of the most scenic stretches of railway in the country, further enhancing the unique appeal of this exceptional location.

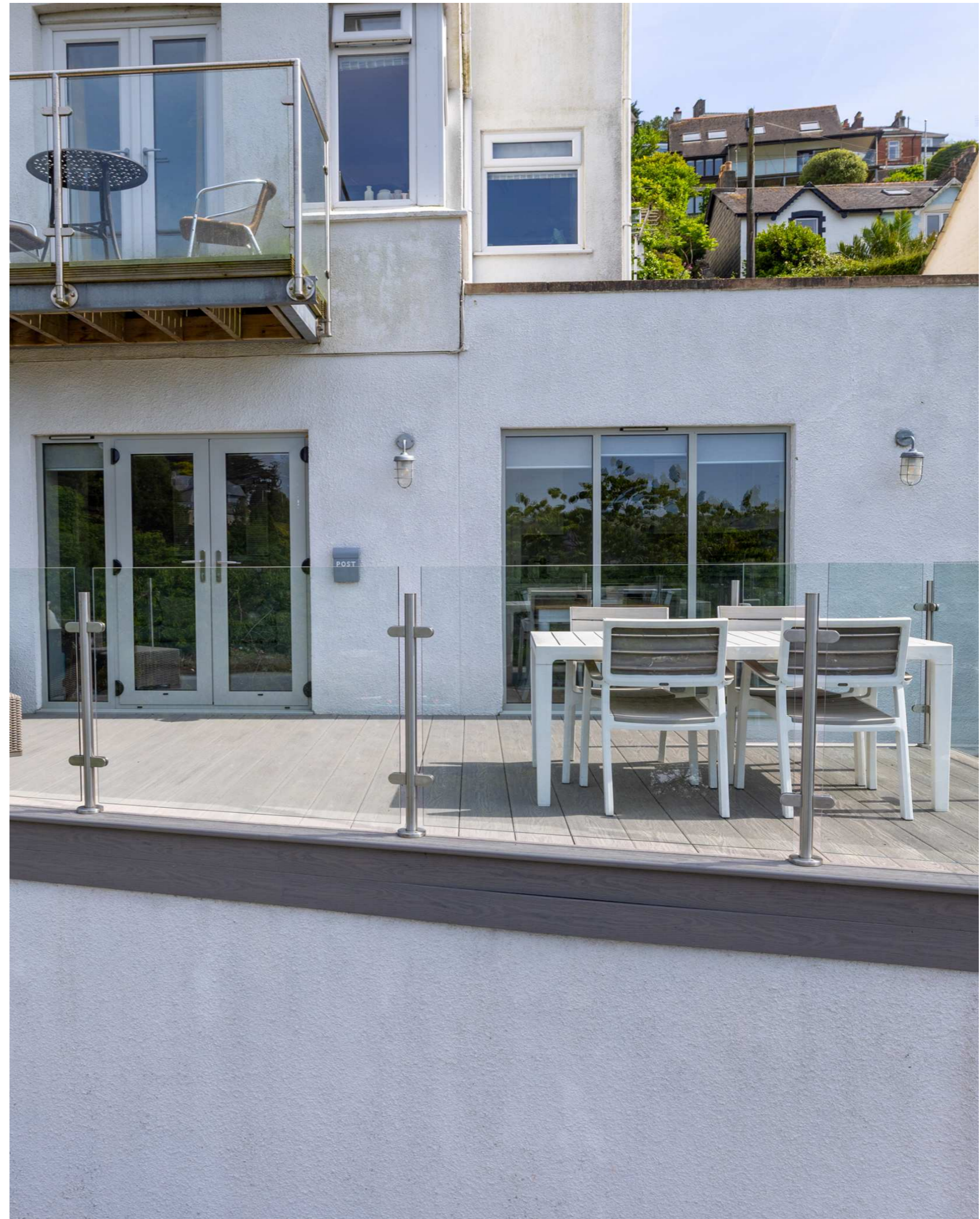
The property is particularly appealing as a lock-up-and-leave second home, allowing owners to enjoy all that Kingswear and Dartmouth have to offer without the burden of extensive maintenance. For many owners, the attraction lies in arriving for the weekend, leaving the car behind and enjoying the village, ferry links, waterfront, restaurants and surrounding coastline entirely on foot.





KEY FEATURES

- Beautifully presented ground-floor apartment in the heart of Kingswear
- A perfect lock up and leave bolthole
- Enjoying views across the marina, creek and River Dart towards Dartmouth
- Successful holiday let, permanent residence, a coastal retreat or an investment opportunity
- Bright open-plan living area with direct access to the decked terrace
- Contemporary fitted kitchen with integrated appliances
- Three well-proportioned bedrooms, including a main en-suite bedroom
- Decked terrace ideal for outdoor dining and entertaining and additional lower gravelled garden area
- Short walking distance from the marina, ferry services to Dartmouth, Royal Dart Yacht Club and village amenities





PROPERTY DETAILS

Property Address

1 Roseland, Brixham Road, Kingswear, Devon, TQ6 0BE

Mileages

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

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: D Potential: C

Council Tax Band

Business rated

Tenure

Share of 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

On foot from the Dartmouth office take the ferry across to Kingswear. Continue along Fore Street on to Brixham Road where the property will be found on the right hand side.

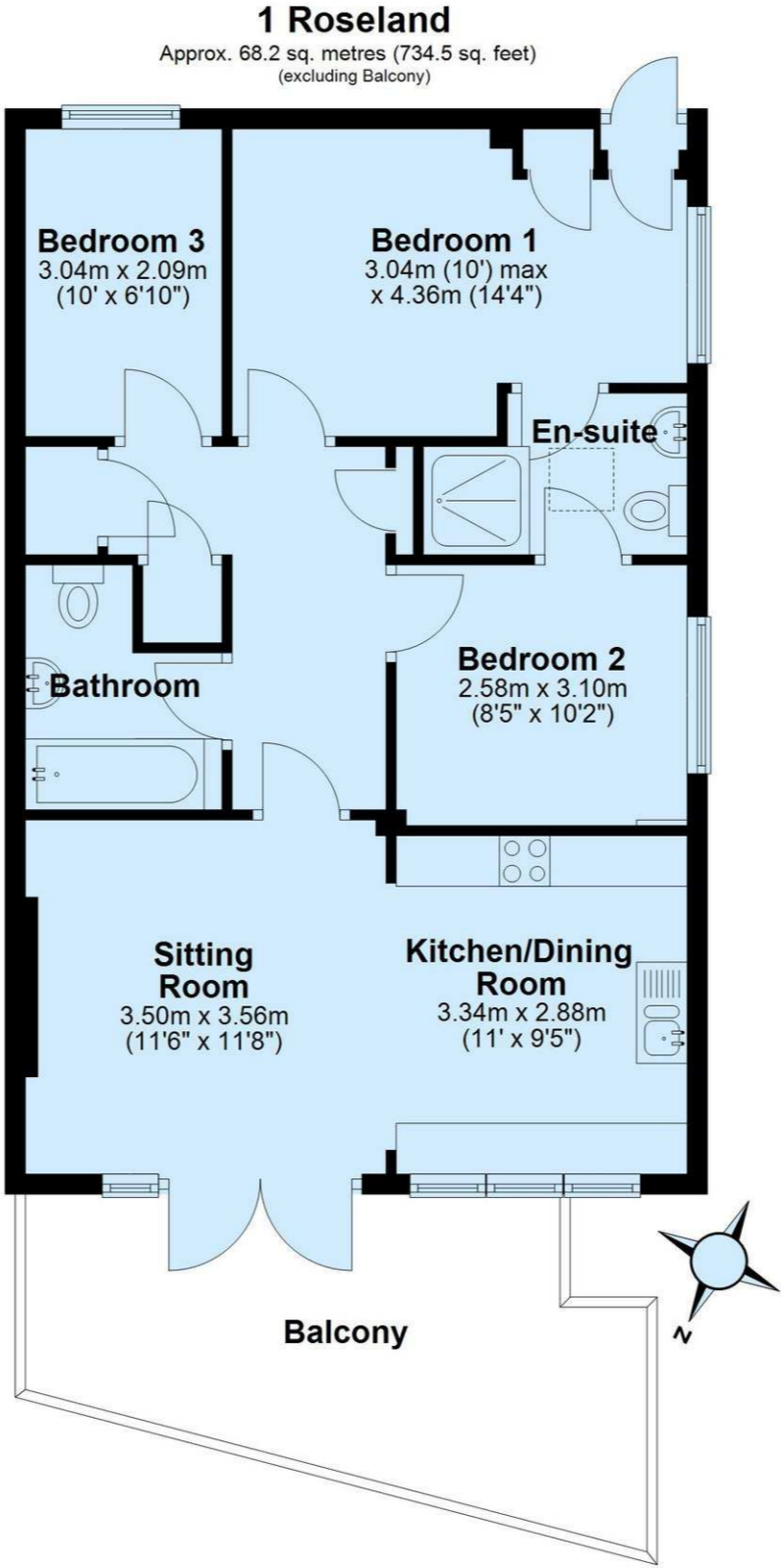
Viewing

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



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FLOOR PLAN



Total area: approx. 68.2 sq. metres (734.5 sq. feet)



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