

LITTLE RAVENSWELL

KINGSWEAR · DARTMOUTH



LITTLE RAVENSWELL

BEACON ROAD • KINGSWEAR
DARTMOUTH • TQ6 0BS

Dartmouth across the River Dart and serviced by
three ferries

Totnes 12 miles (London Paddington 2 hours 50 minutes)

Exeter 31 miles

(All distances and time are approximate)

A spectacular waterside setting for
this delightful period house with
adjoining apartment, gardens and
garage

Main house:

Kitchen / breakfast room • Drawing room • Dining room
Garden room with bar • Shower room and cloakroom
Cellar

Master bedroom with dressing room and en suite bathroom
3 further bedrooms • Bathroom

Apartment:

Kitchen • Sitting room • Double bedroom • Bathroom

Outside:

Integral garage • Store
Full width south facing terrace and level lawn
Rear courtyard

EPC:

Main house - G
Apartment - E





SITUATION

Little Ravenswell sits due south at the mouth of The River Dart in the South Hams, a deep-water estuary attracting sailing vessels from all over the world and considered to be one of the prettiest in Europe. Located in An Area of Outstanding Natural Beauty, the village of Kingswear offers two pubs, a 'proper' village shop that sells everyday necessities, a post office, a church and The Royal Dart Yacht Club. Across the river and accessible via three ferries is the beautiful town of Dartmouth, home to the Britannia Royal Naval College and a wealth of shops, boutiques, galleries, pubs, restaurants and a cinema. The Dart Estuary offers three well known marinas all offering first class facilities for sailing and motor yacht owners alike and the beautiful sandy beaches and rugged coastline of the South Hams are nearby. Totnes offers a mainline rail link to London Paddington in under 3 hours and the A380 is about 8 miles distant which in turn offers direct access to the M5 (27 miles).

DESCRIPTION

Little Ravenswell is a delightful period house currently configured to provide a spacious and bright four bedroom family home with an adjoining 1 bedroom apartment. If reverted to one property, the accommodation could comprise 6 bedrooms with 3 bathrooms and ample living accommodation. **The apartment's** entrance is off Beacon Road, providing a level access and offering single storey accommodation comprising a kitchen, sitting room, double bedroom and bathroom. Spectacular river and sea views are on offer from the sitting room and bedroom. **The main house** is accessed via a flight of shared steps which in turn lead to a private gated courtyard and secondary front door. This level comprises a kitchen / breakfast room, dining room and drawing room with ornate fireplace and 3 pairs of French windows which all open onto the south facing terrace and again offer wonderful waterside views. Stone steps descend from the kitchen to the garden level which comprises a cellar and workshop, a shower room, cloakroom and the garden room, a wonderful area in which to entertain with built in bar and two pairs of French doors leading to the level lawn. Stairs rise from the drawing room to a pretty galleried landing off which are 3 bedrooms, an en suite to the master and an additional bathroom. A fourth bedroom is approached up a small flight of stairs, which also provides integral access to the garage.



GARDENS AND GROUNDS

The gardens and terrace are simply stunning, being beautifully presented and offering breath-taking views across the river to Dartmouth Castle and out to sea. The stone walled garden is level and lawned and offers gated access to the public steps, which in turn descend directly into the water. There is a running mooring (subject to a DHA licence) attached to the sea wall.

SERVICES

Water, electricity and drainage — all mains. LPG boiler for central heating to the main house and electric heating for the apartment.

OUTGOINGS

South Hams District Council: 01803 861234

Council Tax: Band G

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

If approaching from Dartmouth, we suggest you leave your car on

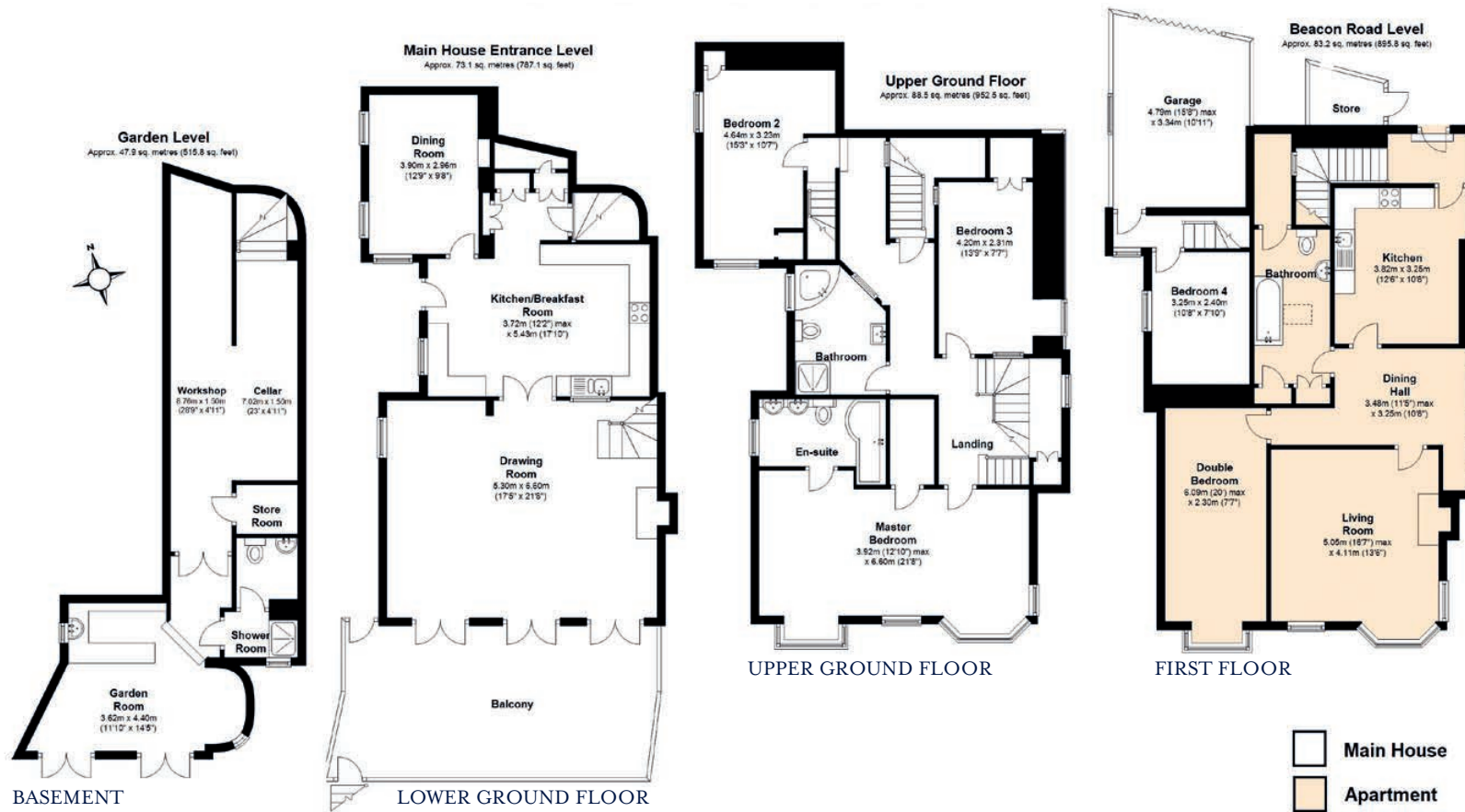
the Dartmouth side of the river and take the Lower Ferry as a foot passenger. Upon disembarking, turn right at the top of the slipway and walk through the arch, taking the first flight of steps on the left. At the top, turn right into Beacon Road and continue through the narrows and the gated steps to Little Ravenswell will be found on the right before the garage. If approaching from Hillhead / Brixham, turn left towards the Lower Ferry for Kingswear. On entering the village follow the signs for the ferry and continuing down the hill, passing The Steam Packet Inn on your left. Take the left fork up the hill into Church Hill and Beacon Road will be found on your right.

VIEWINGS

Strictly by appointment with Savills.

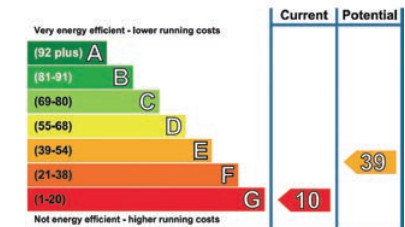
LITTLE RAVENSWELL

Approximate Gross Internal Area:
Main House: 3151.3 sq ft / 292.8 sq m
Garage: 169 sq ft / 15.7 sq m



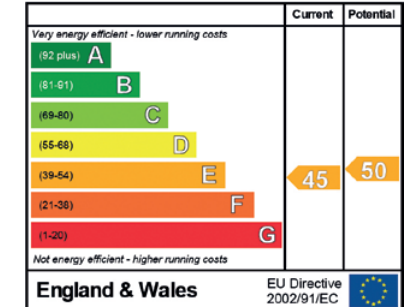
MAIN HOUSE

Energy Efficiency Rating



APARTMENT

Energy Efficiency Rating



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SAVILLS SOUTH HAMS

Sterling Court,
17 Dix's Field,
Exeter, EX1 1QA
01548 800 462
southhams@savills.com





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