



*An outstanding detached home beautifully designed with sublime views and superb accommodation, gardens, parking and garage.*

**Armored, Wood Lane, Kingswear, Dartmouth, Devon, TQ6 0DP**

Offers over £1,500,000 Freehold





***Stunning house in the heart of the village • Far reaching water and woodland views • Five reception rooms and four en-suite bedrooms • Garage, parking and gardens • Walking distance to two pubs and the ferry to Dartmouth***

#### **Local Information**

Kingswear sits on the sunny, east bank of the River Dart at the entrance of the Dart Estuary in the South Hams. The village, which lies in the South Devon Area of Outstanding Natural Beauty, offers two pubs, a bistro / coffee shop, a post office, a church and The Royal Dart Yacht Club.

Across the river and accessible via 3 different ferries which run all day long, is the beautiful town of Dartmouth, home to the Britannia Royal Naval College and a wonderful selection of shops, boutiques, galleries, pubs and restaurants. In addition, the town offers two supermarkets, a cinema, a medical centre and a leisure centre with an indoor swimming pool. The River Dart's deep-water port attracts sailing vessels from all over the world and is considered to be one of the prettiest in Europe. For yachtsmen, Kingswear is at the centre of one of the finest cruising grounds in the UK and there are three well known marinas on the river with first class facilities for sailing and motor yacht owners alike.

There are sandy beaches at Torbay and all along the South Hams coastline together with several excellent golf courses. The nearby major town of Totnes offers main line rail links to London. The A38 (19 miles) provides access to the

cities of Plymouth and Exeter, the M5 and Exeter International Airport.

#### **About this property**

Armored is a stunning contemporary detached home sitting in the heart of the village of Kingswear. The stand out views from all the principal rooms take in the River Dart, Dartmouth and Britannia Royal Naval College in one direction and the ever changing colour scene of Hoodown Woods in the other. The house which was originally built in the early 1980s has been the subject of a complete renovation program and now offers spacious and well-appointed accommodation which is arranged over five floors and is presented in exceptional order throughout.

The entrance hall is approached on the level from the driveway and provides access to two beautiful en-suite guest bedrooms, a study and a cloakroom. Stairs rise from this level to the upper floor which is dedicated to the principal bedroom suite. The private landing is vaulted with a glass balustrade and leads to the bedroom which measures over 30' in length and enjoys superb views.









The bathroom is fitted with a free standing bath, Japanese bidet loo and large walk in shower.

The ground floor represents modern day living at its best with a superb open plan living/ dining room with sliding doors to the decked balcony which is largely west facing and enjoys the sun until it sets. For colder days, the wood burning stove creates a warm and cosy atmosphere. The kitchen is fitted with a beautiful range of units and a central island topped with a granite work top. The 3 oven electric Aga is set within a deep recess and other integral appliances include an induction hob, combination microwave / oven, steam oven and dishwasher. To the rear of the kitchen is a larder which is designed to compliment the kitchen with a pull out pantry, double width fridge / freezer and second dishwasher. To the rear of the living room is useful hobby room which occasionally doubles up as a single bedroom if required.

The lower ground floor is split level and comprises a guest en suite bedroom with doors leading to the decked balcony and a gym and utility room. Outside, the driveway offers parking for one vehicle and the garage offers parking for a further vehicle.

### Directions

If leaving Dartmouth via the Lower Ferry, proceed on foot along Fore Street and turn right

into Wood Lane. Armorel will be found towards the top on the left. Wood Lane is a one way lane, so if driving to Armorel from the Lower Ferry, proceed up Fore Street and continue along Brixham Road. Once having left the village, you will come to a T-Junction, turn right and follow the road back towards Kingswear. After approximately ½ mile take the left fork into Higher Contour Road and Wood Lane will be found further along on the right. Armorel is the second property on the right along Wood Lane.

### Services

Mains water, electricity and drainage. Underfloor heating via air source heat pump

### Local Authority

South Hams District Council  
Council Tax Band: F

### Energy Performance

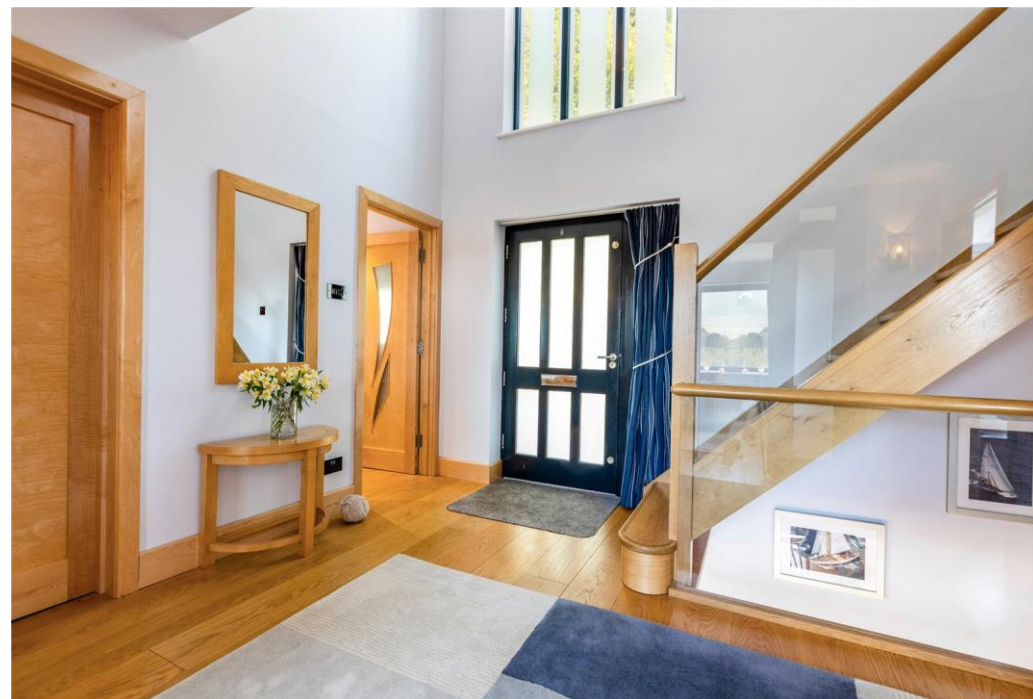
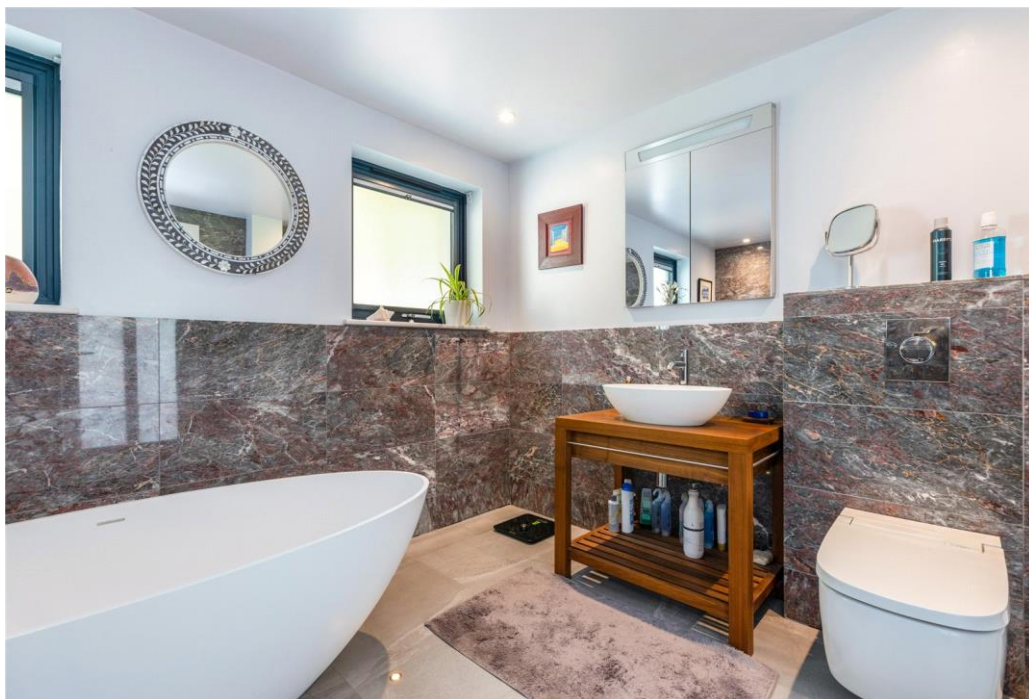
EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams.  
Telephone: 01548 800462





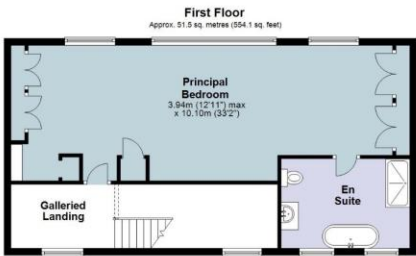






Armored, Wood Lane, Kingswear, Dartmouth, Devon, TQ6 0DP  
Gross Internal Area 3215 sq ft, 298.7 m²

Sarah-Jane Bingham-Chick  
South Hams  
01548 800462  
sjchick@savills.com



Total area: approx. 298.7 sq. metres (3214.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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