



ALTA MYRA

HIGHER CONTOUR ROAD, KINGSWEAR, DARTMOUTH, DEVON, TQ6 6DE



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DEVON, TQ6 0DE

*Pretty period house and separate
annexe with superb views,
gardens and garage*

Dartmouth across the River Dart via passenger
or vehicular ferry, Totnes about 12 miles
(London Paddington under 3 hours)
Exeter about 30 miles

Entrance hallway • Family room

Kitchen/dining/living room

Master bedroom with en suite bathroom

Guest en suite bedroom • Studio/ bedroom 3

Large loft room • Garage

Two room annexe with shower room

Generous garden • Conservatory

EPC - E





SITUATION

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 village shop that sells everyday necessities, a post office, a church and The Royal Dart Yacht Club. Across the river and accessible via ferry is the beautiful town of Dartmouth, home to the Britannia Royal Naval College and a wealth of shops, boutiques, galleries, pubs, restaurants, supermarkets and a cinema. 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 close by 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.

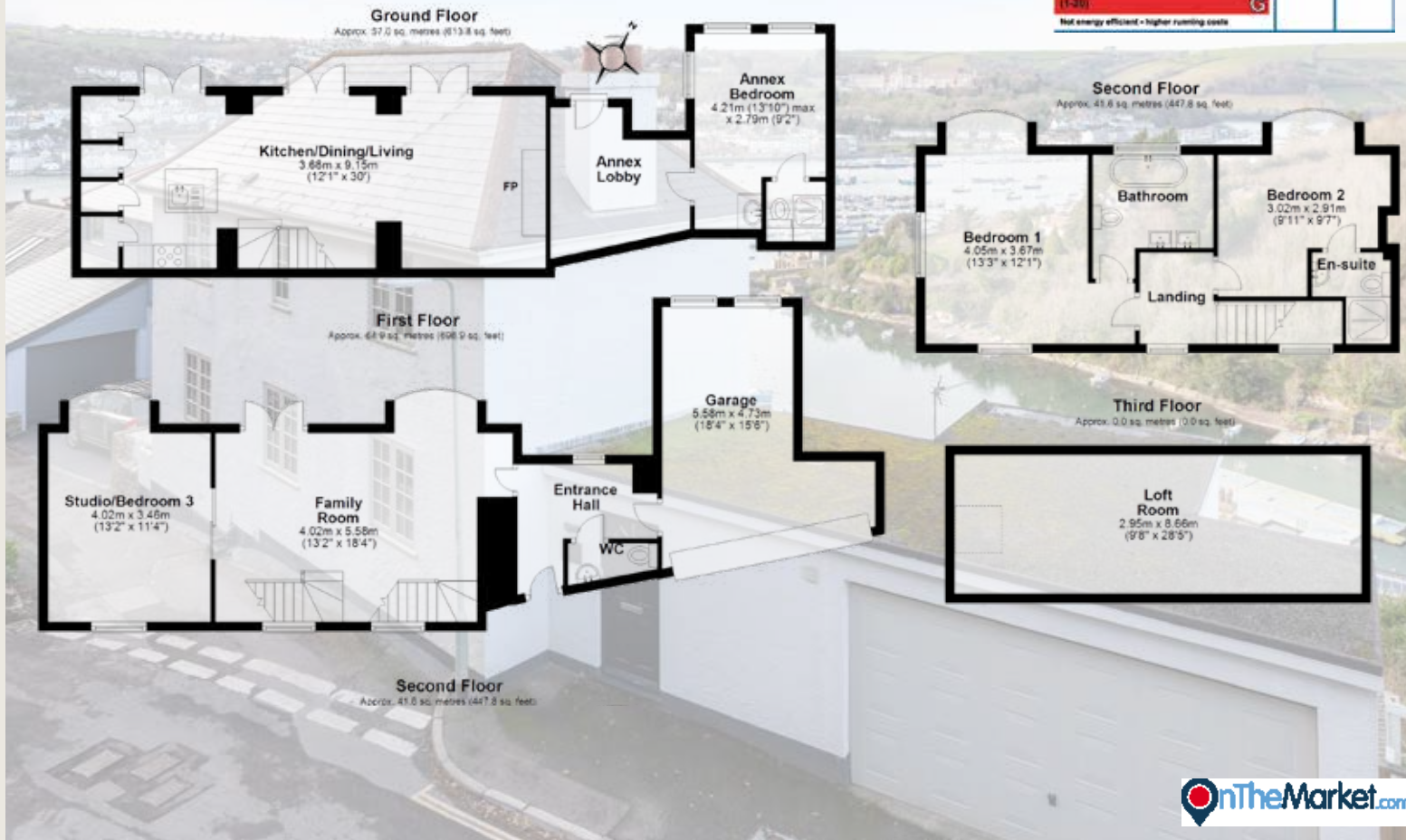
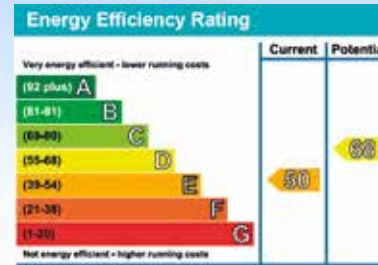
DESCRIPTION

Alta Myra is a gorgeous example of 1920's design with classic hallmarks such as the beautiful curved bay windows and verandah. Inside, the accommodation is arranged over three floors, with the ground floor dedicated to a contemporary kitchen/ living space with dining area and cosy snug. This room has large French doors opening onto the gardens, spectacularly showcasing the River Dart views. The first floor comprises entrance hallway, with cloakroom and access to the garage, and family room with sliding doors to a studio/ bedroom 3, this clever layout gives added flexibility. French doors to the balcony and two large bay windows makes this floor a lovely light, bright space. The second floor has two fabulous en suite bedrooms, both with a bay window and wonderful views. There is a large attic room with scope for a further bedroom, subject to the necessary consents. Accessed from the garden is an annex with a snug, double bedroom and en suite shower room.



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Approximate Gross Internal Area:
163.6 sq.m. / 1760.5 sq.ft.



GARDENS AND GROUNDS

The gardens are a good size and consist of a series of paths and beds with mature planting. There is a paved area with a conservatory, which is a wonderful sun-trap. Accessed from Higher Contour Road there is a garage also with space for storage.

SERVICES

Mains water, drainage and electricity.
Oil fired central heating.

OUTGOINGS

South Hams District Council, 01803 861234 Council Tax Band F.

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

From Dartmouth cross the River Dart via the Lower Ferry. Once off the slipway, proceed up Fore Street and continue onto Brixham Road. Follow the road, leaving Kingswear, at the junction turn right onto Higher Contour Road following this road back into Kingswear. After approximately ½ mile turn left onto Higher Contour Road and Alta Myra will be found on your right where Wood Lane meets Higher Contour Road.

VIEWINGS

Strictly by appointment with Savills.

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SAVILLS SOUTH HAMS

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