

A scenic view of a coastal town built into a hillside. The houses are colorful and densely packed, with a mix of white, blue, red, and yellow facades. The town is situated on a steep, green hillside that slopes down towards a river. The river is calm, reflecting the sky and the buildings. In the foreground, a small white inflatable boat with a black outboard motor is on the water. A red buoy is visible in the middle of the river. The sky is clear and blue.

The River House & 2 Mansion House Street

DARTMOUTH, DEVON



The River House & 2 Mansion House Street

DARTMOUTH • DEVON

Totnes Train Station about 12 miles • A38 Expressway about 15 miles • Blackpool Sands about 3 miles

An award winning contemporary waterside house with boat store, lift and oriental courtyard garden, together with a beautifully presented town house and garaging

THE RIVER HOUSE, SOUTH TOWN, DARTMOUTH, DEVON, TQ6 9BU

Entrance hall • Open plan kitchen/dining/living room • Sitting room

Master bedroom suite with dressing area, shower room, glazed bathroom and cloakroom

Four further bedrooms, 3 of which are en suite • Two shower rooms • Store rooms • Utility room • Plant room

Boat Store • Waterside terrace • Oriental style courtyard

2 MANSION HOUSE STREET, DARTMOUTH, DARTMOUTH, DEVON, TQ6 9AG

Kitchen/Dining/Living Room • Master bedroom with en suite shower room

Guest bedroom • Bathroom

Garage • WC

The River House EPC Band C

2 Mansion Terrace EPC Band E



SAVILLS SOUTH HAMS

Sterling Court,

17 Dix's Field,

Exeter, EX1 1QA

01548 800 462

southhams@savills.com





SITUATION

The beautiful waterside town of Dartmouth, home to the Britannia Royal Naval College, offers a wonderful array of shops, galleries, restaurants and pubs, a leisure centre, supermarket and cinema. The town's deep-water port attracts sailing vessels from all over the world and there are three well known marinas, all offering first class facilities for sailing and motor yacht owners alike. It is considered to be one of the prettiest estuary towns in Europe, being situated within the South Hams and the South Devon Area of Outstanding Natural Beauty. There are a number of beautiful sandy beaches nearby, including Blackpool and Slapton Sands.

Communications links within the area are excellent, with the nearby town of Totnes (12 miles) offering a main line rail link to London Paddington (under 3 hours). The A38 Devon Expressway (15 miles) provides access to the cities of Plymouth and Exeter and the M5 beyond.

DESCRIPTION

The River House is a fabulous contemporary architect designed waterfront house, built and finished to an exceptionally high standard by the current owners in 2008. In addition to The River House, 2 Mansion House Street and a double garage, both situated on the level in town, are being offered for sale.

THE RIVER HOUSE

The entrance hall with its glass balustrade leads through to the magnificent domed open plan living space, with wall to wall bi fold doors and a Juliet balcony overlooking the water. In addition, there are further tri fold doors opening onto a decked waterside terrace. There is an impressive centre piece with an open fire basket and a retractable, integrated TV. The bespoke kitchen is fitted with a number of high spec appliances including an Aga, with a 4 hob Aga companion. There is also a sitting room on this floor, with a contemporary fire recess with gas fire and tri fold doors opening to a decked balcony, overlooking the courtyard.



The master bedroom suite, which is located on the lower ground floor, has a full width Juliet balcony with bi fold doors and a glass floor overlooking the fore shore. There is a large dressing room and en suite shower room with floor to ceiling smart glass wall, separate cloakroom and a beautiful free standing bath overlooking the river. There are three further bedrooms on this level, all of which benefit from en suite bathrooms and glazed doors to the oriental style courtyard with water features and steps to the waterside terrace above. There is lift entry to both floors and mood lighting throughout the house.

Outside, there is a wonderful waterside decked terrace from which to enjoy fabulous views of the River Dart, Kingwear and out to

sea. There is also a boat store on the lower ground floor with boat lifting equipment, steps to the foreshore and a running mooring, subject to a DHA license.

2 MANSION HOUSE STREET

2 Mansion House Street is a beautifully presented terraced town house on the level in the heart of Dartmouth. The ground floor is dedicated to a large garage and cloakroom. Stairs rise from street level to the accommodation, which comprises a kitchen which is open plan to the sitting room, two bedrooms and two bathrooms.



SERVICES

Mains water, drainage, electric and gas are connected to both properties.

OUTGOINGS

South Hams District Council. 01803 861234.
The River House Council Tax Band H. Direct private access to the river payable to the Duchy of Cornwall £3,240 PA. 2 Mansion Street House Council Tax Band B

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

The River House

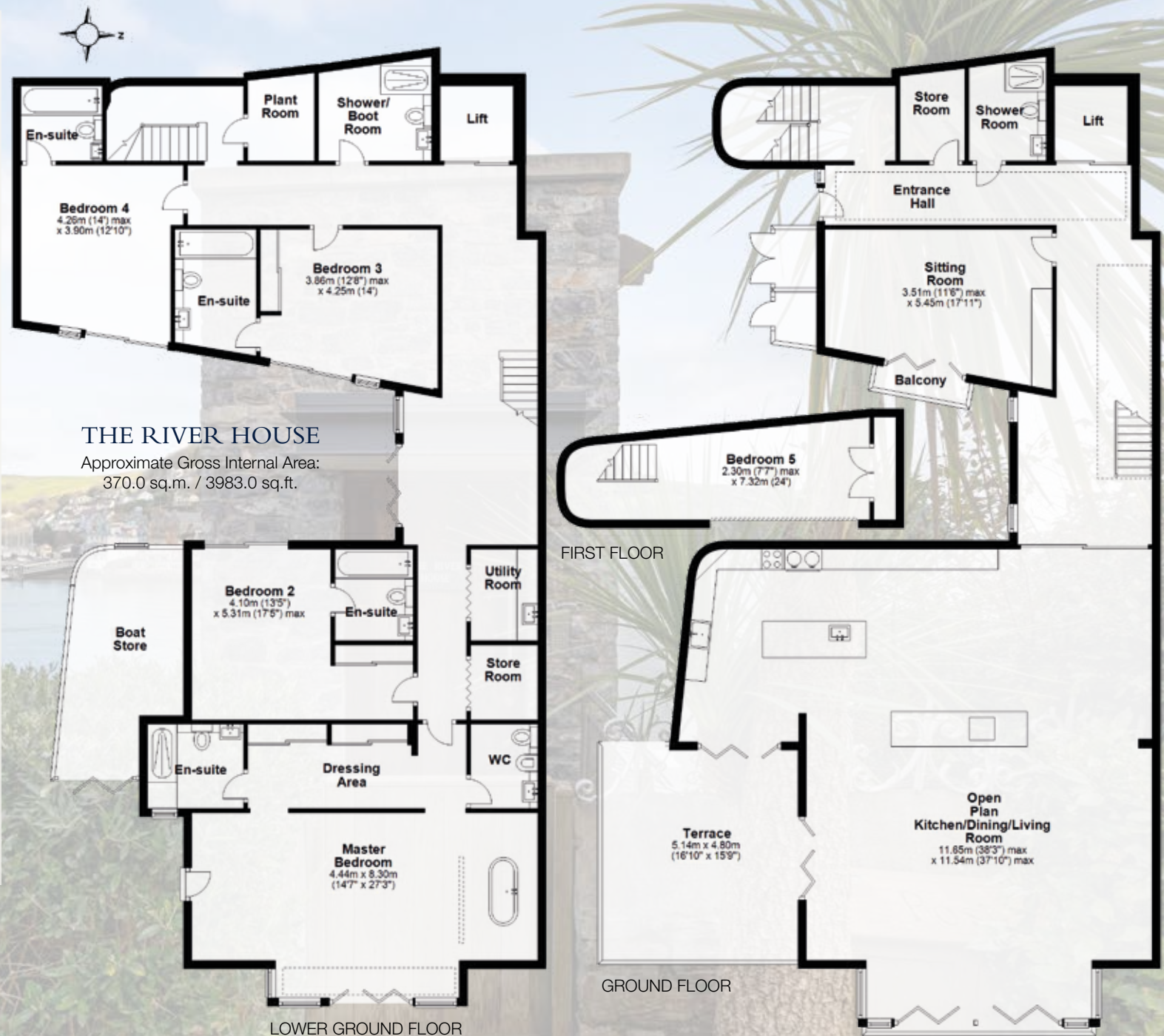
From Dartmouth, proceed along South Town towards Dartmouth Castle, keeping the river on your left. Just before the road narrows, Manor Gardens, a communal seating area will be found on your left down a short flight of steps. The lift house providing private access to The River House will be obvious. Step access to the house is also available.

2 Mansion Street House

Walk along The Embankment, keeping the river on your left and after a short distance, turn right onto Mansion House Street, where number 2 will be found on the right hand side.

VIEWINGS

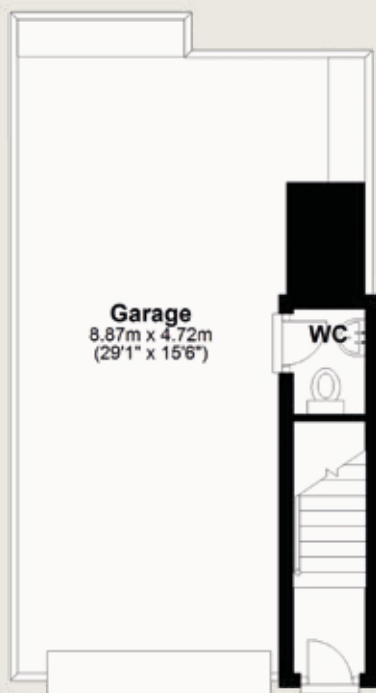
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



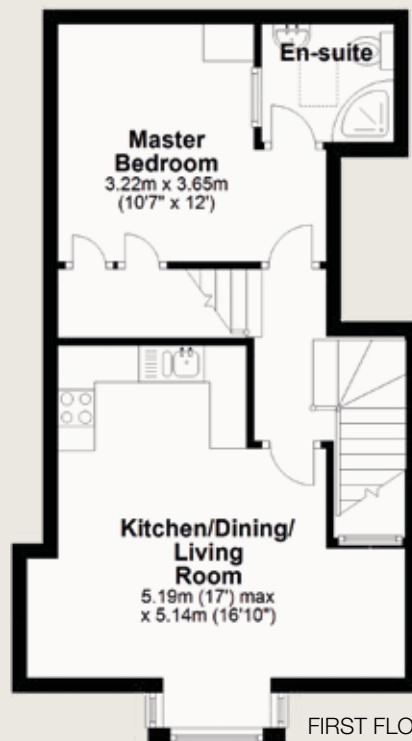
2 MANSION HOUSE STREET

Approximate Gross Internal Area:

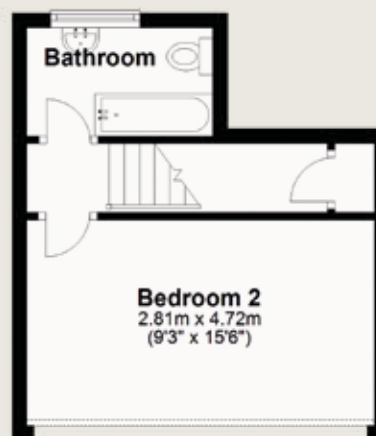
67.4 sq.m. / 725.7 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. RB 08.03.2019 Kingfisher Print and Design Ltd. 01803 867087.



savills