

QUERQUAY

BRIDGE ROAD · KINGSWEAR · DARTMOUTH · DEVON · TQ6 6DZ



savills



QUERQUAY

BRIDGE ROAD • KINGSWEAR • DARTMOUTH • DEVON

A truly unique and beautiful home, situated in one of the most outstanding riverside locations in the South Hams

Dartmouth via The Higher Ferry • Totnes 12 miles (with main line rail link to London Paddington in under 3 hours) • Exeter 31 miles (all mileages are approximate)

Accommodation summary

Bespoke kitchen / Sun room • Living / Dining room • Mezzanine • Second kitchen

Master bedroom with riverfront balcony and en suite bathroom • 3 further double bedrooms
2 family bathrooms

Terrace and additional balcony overlooking The River Dart • Mature garden with multiple seating areas
Riverside boardwalk stretching for c50m

Bespoke art studio / greenhouse • Versatile outbuilding • Wood / tool shed

Garage / workshop • Gated parking for three vehicles • Storage for dingy/ tender



SITUATION

Situated on the banks of The River Dart, QuerQuay sits in one of the most spectacular and unique locations in the South West, with the house and gardens overlooking and running parallel to The Dart Estuary and The Dartmouth Steam Railway Line. It is a truly beautiful setting and as the waves lap on the foreshore and the occasional steam train chugs past, as it has done since 1864, it's hard not to imagine yourself in a scene from *The Railway Children*.

The village of Kingswear, which is around a ½ mile level walk along the riverbank, lies in the South Devon Area of Outstanding Natural Beauty and offers two good pubs, a village shop, a Post Office, a church and the highly regarded Royal Dart Yacht Club. The Dart Valley Trail which is virtually on the doorstep, meanders through nearby woodland to Greenway, Agatha Christie's former home and from here you can take a short ferry ride to the charming village of Dittisham. The beautiful town of Dartmouth lies on the opposite bank of the river and is accessible via The Higher Ferry. The town offers a wonderful selection of shops, boutiques, galleries, pubs and restaurants, in addition to the cinema, leisure centre, supermarket and Britannia Royal Naval College. 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. Trot moorings are available close by and there are three prime marinas within a mile. Totnes (12 miles) offers a main line rail link to London and the A385 (7 miles) provides quick access to Exeter and the M5.





DESCRIPTION

QuerQuay is a magical home that was designed and hand built as a labour of love by one man over many years. It is engineered and crafted almost entirely from natural materials which were sourced, salvaged and reclaimed from the local area. The house is full of nature's best gifts with exposed timber, slate and stone throughout giving it warmth, charm and immense character. Handmade ironmongery furnishes the windows and doors, and river views are enjoyed from every window. The current owners have sympathetically upgraded QuerQuay including works to the heating, plumbing, roof insulation and double glazing.

QuerQuay has been cleverly designed so that the whole house can also be divided into two independent apartments, with their own entrances, by way of an ingenious hinged staircase that can be raised and concealed in the ground floor ceiling, forming an additional hall landing above.

The ground floor apartment, known as 'The Bolt Hole', has been successfully let for holiday rentals by the current owners and offers a lobby with small kitchen, sitting room with wood burning stove, double bedroom and bathroom.

The remaining upper two floors of the house then forms a second apartment, known as 'Upper Decks', which has also been let and both properties can be viewed at www.querquay.com. 'Upper Decks' offers some superb open plan accommodation, comprising bespoke kitchen, sunroom sitting area, dining area, sitting room with wood burning stove, additional sitting area on a mezzanine level, two double bedrooms and two bathrooms. The air conditioned master bedroom itself occupies the second floor and enjoys its own private balcony with fabulous 180 degree river views and one of the most ingenious and artistic en suite bathrooms you will ever see.

GARDENS & OUTBUILDINGS

The enchanting grounds compliment the house beautifully, having over the years, been thoughtfully and creatively planted to ensure a high level of privacy and an abundance of colour. Paths lead through the wooded gardens to sitting areas and terraces offering uncompromising river views and fabulous sunsets. There is a charming boardwalk running alongside the steam railway line and the river foreshore, with a covered swing seat. Within the gardens can also be found a beautiful handcrafted glass, stone and timber art studio/greenhouse and a charming 2-storey stone outbuilding with a pitched slated roof, ideal as an office or children's den. In addition there is a wood/tool shed, and a stone room adjoining the house which would could make an ideal wine cellar. The gardens adjoin National Trust owned Hoodown Woods, a beautiful oak and bluebell woodland.

The gated driveway offers parking for 3 vehicles and the integral garage can double as a workshop with built in benching and vice. There is a clever boat hoist at the rear to store a small dingy/tender.



SERVICES

Mains water and electricity. Private drainage. Newly fitted electric central heating boiler.

OUTGOINGS

South Hams District Council, 01803 861234. Previously rated Council Tax Band F but currently applicable for business rates as it is holiday let.

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 cross The River Dart via the Higher Ferry either on foot or by car. At the top of the slipway, the gates to QuerQuay can be found on the right hand side. If approaching from Paignton direction, remain on the A379 (Bridge Road) at the Hillhead junction following the sign to The Higher Ferry. At the bottom of the hill immediately before you reach the ferry slipway the gates to QuerQuay can be found on your left hand side.

VIEWINGS

Strictly by appointment with Savills.

QUERQUAY

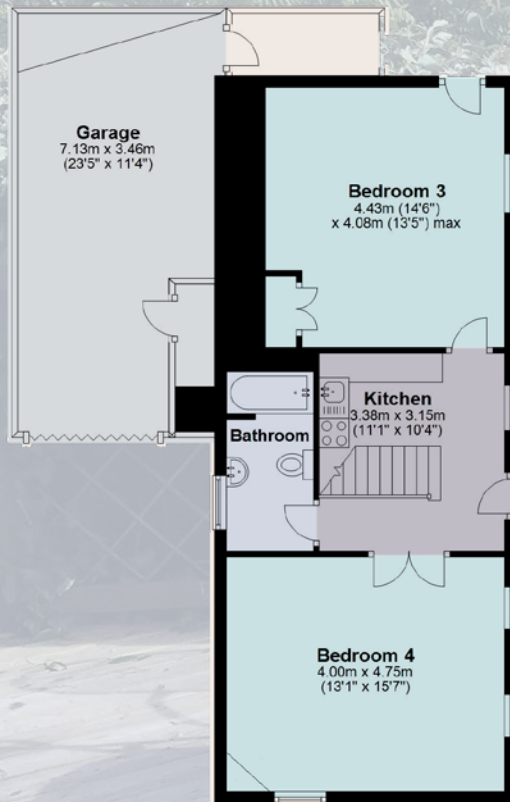
Approximate Gross Internal Area:
200.6 sq m / 2159.4 sq ft
(excludes outbuildings)

Not to scale. For identification purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

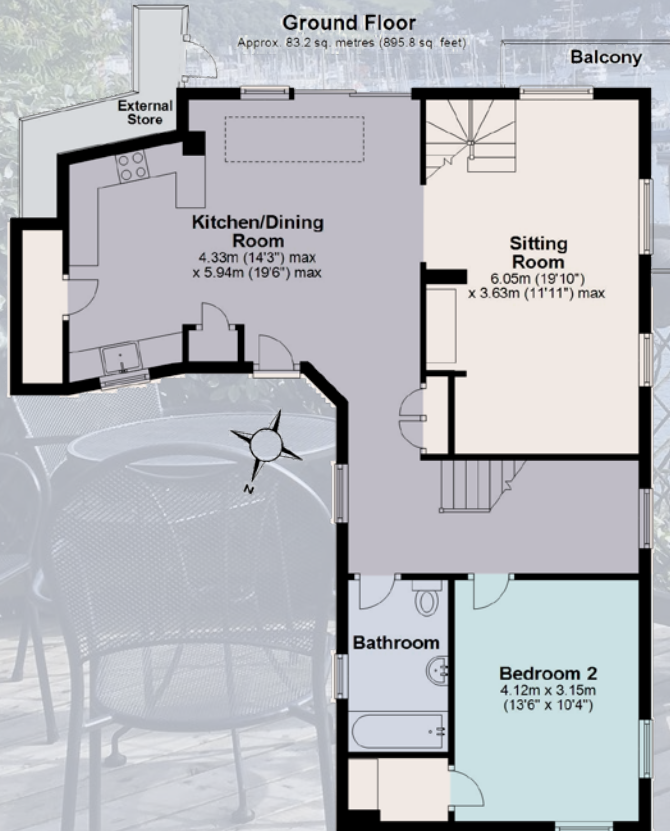
Lower Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



Ground Floor

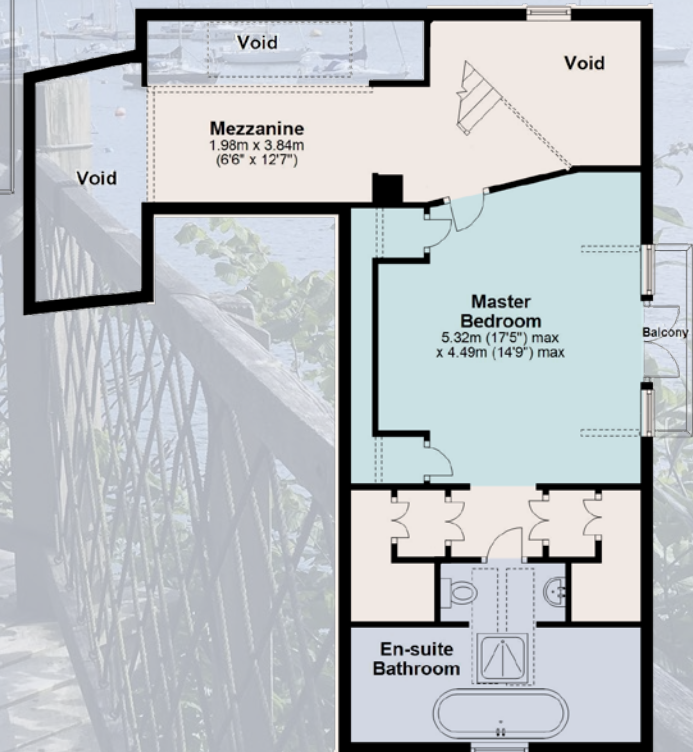
Approx. 83.2 sq. metres (895.8 sq. feet)



Balcony

First Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



IMPORTANT NOTICE:

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