



A perfect waterside bolt hole, beautifully presented with outstanding views, terracing and integral garage

The Edge, Beacon Road, Kingswear, Dartmouth, Devon, TQ6 0BS

Offers over £1,500,000 Freehold



Perfect bolt hole • Stunning setting overlooking the River Dart and out to sea • Open plan living area with wood burning stove • Two double en-suite bedrooms • Al fresco dining terrace • Garage

Local Information

Kingswear sits on the sunny, east bank of the Dart Estuary in the South Hams. The village, which lies in the South Devon Area of Outstanding Natural Beauty, offers two great pubs, a village shop that sells everyday necessities, a post office, a church, The Royal Dart Yacht Club and a steam railway station.

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 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

The Edge is a contemporary detached house, built in about 2013. The gated access is shared with Ravenswell, which is also currently being offered for sale. The Edge offers bright accommodation over two floors and is beautifully presented throughout. The ground floor reception room is open plan with two sets of sliding doors leading to the wrap around teak decked terrace and offers

superb views across the estuary and out to sea. Within the open plan reception room, the kitchen is fitted with integral appliances including hob, oven, dishwasher and fridge and extends through to the dining and sitting areas, where there is a wood burning stove set in attractive chimney recess. A circular staircase rises to the galleried landing on the first floor. The two double bedrooms are both beautifully appointed. The ground floor bedroom offers an en-suite bathroom with both bath and walk in shower and has a door leading to the adjoining stone terrace. The first floor bedroom benefits from an en-suite shower room and sliding doors to the private decked terrace overlooking the water. The integral garage with remote control door and electric charging point also houses a utility area.

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 gate to The Edge and Ravenswell will be found on the right. If approaching from Hillhead / Brixham, turn left towards the Lower Ferry for Kingswear. On entering the village follow the signs for the ferry and continue down the hill, passing The Steam Packet Inn on your left. As you reach the Lower Ferry, take the left fork up the hill into Church Hill and Beacon Road will be found on your right.





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Gross Internal Area 1027 - 1027 sq ft, 95.4 - 95.4 m²

Services- Mains water, electricity and drainage.
Council Tax Band- G

Viewing- All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams
Office, 01548 800462.



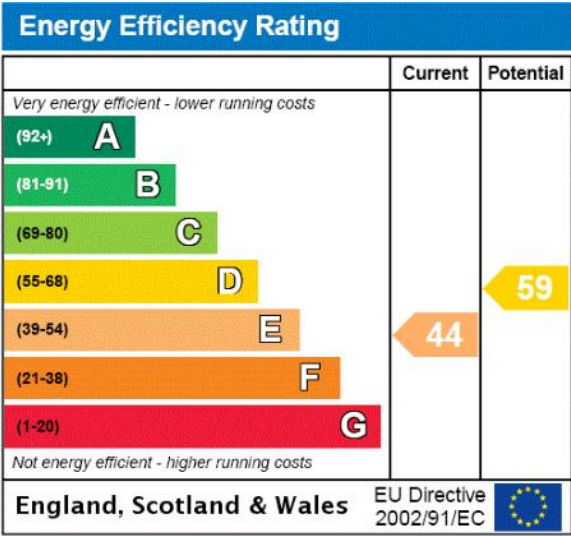
savills

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Total area: approx. 95.4 sq. metres (1027.4 sq. feet)



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