



Riverwood
Cottage, Wood
Lane

Riverwood Cottage

Wood Lane, Kingswear, Dartmouth, TQ6 0DW

Dartmouth 1 mile (via lower ferry) Totnes 12 miles A38 17.7 miles

- Fabulous maximised Riverside views
- Ideal holiday, second or main residence
- Majority exposed painted floorboards
- Open plan living concept with central Orangery
- Flexible bedroom combination
- Private parking space
- Stunning decking with sunny orientation
- Modern yet with original features

Guide price £565,000

SITUATION

Located on the sunny east bank of the River Dart, Kingswear is one of the most picturesque villages in the South West with its tiers of streets lined with some very individual and often brightly coloured properties. Along with a welcoming community, the village also boasts a small primary school, church, post office, general store, two public houses as well as a marina, yacht club and a steam railway. A short passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants.

DESCRIPTION

Enjoying an elevated position in this popular village is this modern and characterful home with origins dating back to the mid 1800s. Tastefully modernised to a high standard, the property boasts a fabulous orangery extension, creating a sociable living concept which maximises the fabulous views.

Riverwood Cottage is modern and tastefully presented, yet retains many of the original character features. All living areas and bedrooms enjoy panoramic river views towards Dartmouth and the Royal Naval College and the flexible accommodation allows for a combination of up to four bedrooms. The property has a good array of storage space along with outside decking, parking space and small courtyard.

ACCOMMODATION

The large entrance porch has coat hanging area and exposed painted floorboards with a step up to the inner hallway which has continuation of flooring, stairs to the first floor and accesses a bedroom and the living accommodation.

The ground floor accommodation comprises a semi open plan concept between the kitchen and dining room, with the fabulous Orangery being the connecting feature,



A modern four bedroom character home with panoramic river views, fabulous orangery and a parking space.





allowing the other rooms to enjoy beautiful views over the River Dart towards the Royal Naval College.

The modern kitchen has painted exposed walls and is fitted with a range of base and eye level cupboards finished in a glossy pastel colour. Central island unit for breakfasting which has a range of integral storage drawers, integrated appliances in the kitchen together with a pantry and a utility room, which is subterranean and follows the original external walls of the property to provide maximised storage space. Dual aspect Orangery with double patio doors to the decking which frames the view of the Royal Naval College and the ceiling has a pitched double glazed roof. The dining area, comfortably seating 6, enjoying views through the Orangery, which is separated by wooden painted balustrade. Downstairs bathroom and the bedroom has painted exposed stonework surrounding the fireplace and is a generous size.

On the first floor the sitting room looks straight up and across the River Dart. There are large windows maximising this view, a set of which has a window seat below and opens right up. There is a multi-fuel burner. The study has a window overlooking the river and has some understairs storage and is totally flexible to be a bedroom if required.

The top floor has a landing with ample eaves and exposed storage. Two double bedrooms, both have eaves storage and built in wardrobes, views up and across the river and exposed brickwork, both with window seats and one being dual aspect. Both bedrooms share a WC.

OUTSIDE

The outside is defined clearly by two different areas, the first being a beautifully finished decking area which is enclosed and accessed off the Orangery. This decking has glass balustrade and affords superb panoramic views and will get the sunshine for the majority of the day. The second area is accessed through a small gate and is a courtyard style storage area, which currently contains a log store.

AGENTS NOTE

There is a right of way around the perimeter which allows access to the neighbouring property.

SERVICES

It is understood that all mains are connected except gas. (No gas in village). Electric heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

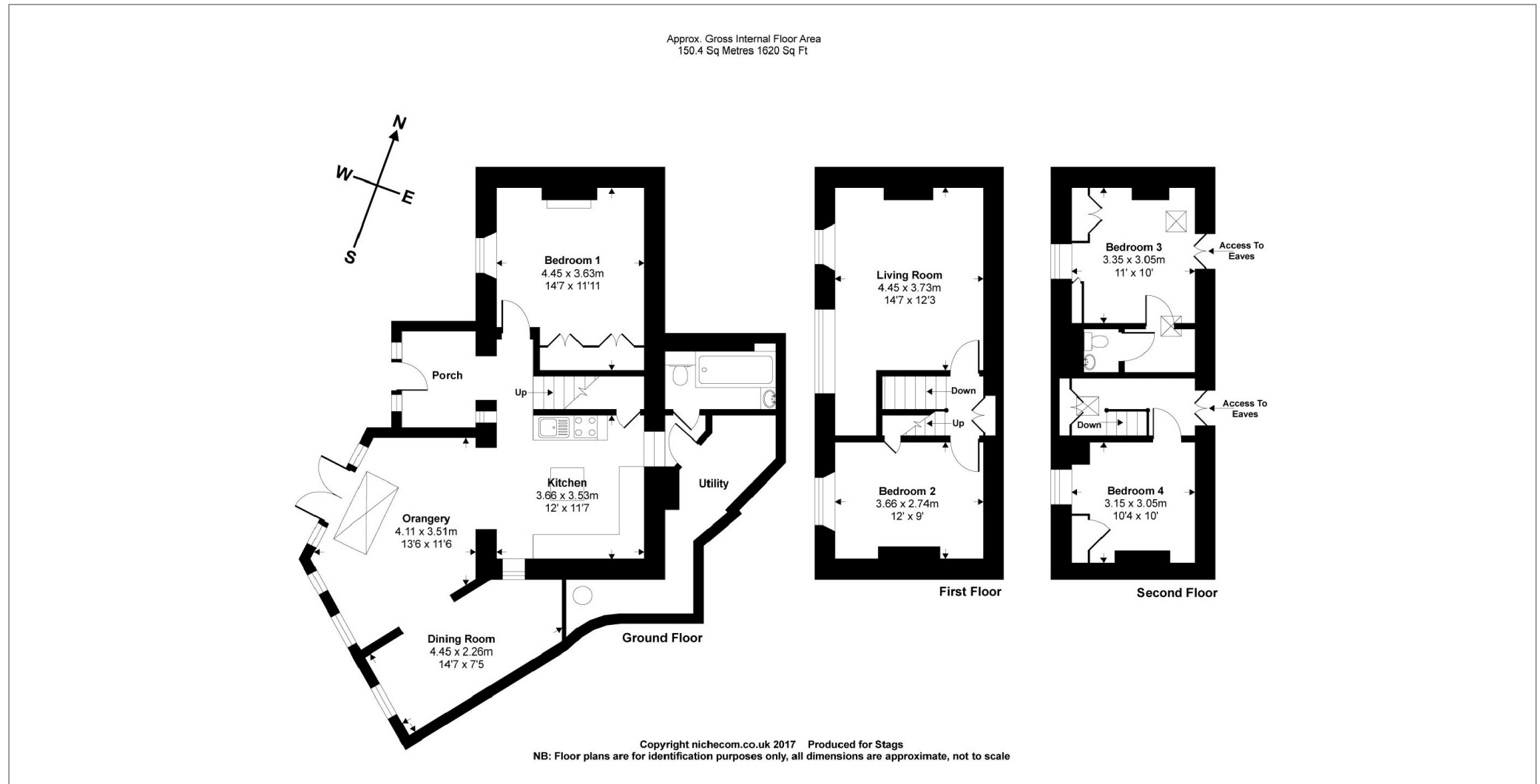
From Dartmouth proceed across the lower ferry to Kingswear on foot. Walk up the hill, crossing over where the road splits. Wood Lane will be seen on your right, proceed up the hill and a grey gate will be seen on your left which is about a third of the way up the hill. This gate will lead to the front of the property.

DARTMOUTH OFFICE

We are situated in the heart of Dartmouth near the Royal Castle Hotel and adjacent to the historical Butterwalk building on Duke Street. Benefitting from a dedicated sales and lettings department, the friendly team of Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

Call the residential department on 01803 835336 or lettings on 01803 833681 to arrange a market appraisal, to book a viewing or for further information on the services we offer throughout our 21 offices.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
9 Duke Street, Dartmouth, Devon, TQ6 9PY
Tel: 01803 835336
dartmouth@stags.co.uk

