



1 Roseberry Cottages, Upper Wood Lane, Kingswear,
Dartmouth, Devon, TQ6 0DG

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

1 Roseberry Cottages, Upper Wood Lane, Kingswear, Devon

A semi-detached cottage situated in an elevated position in this charming riverside village with stunning views, 4 bedrooms, terraced gardens and a parking bay.

Accommodation

Ground Floor

Kitchen. Shower/Utility Room. Dining Room. Sitting Room. Lobby/Study

First Floor

Bedroom 1 With En Suite Shower Room. Bedroom 2. Bedroom 3. Bathroom

Second Floor

Bedroom 4

Outside

Pretty Well Terraced Gardens. Stunning Views. Parking Bay For One Vehicle

Mileage

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Dartmouth Office

01803 839190

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KEY FEATURES

- Semi Detached Cottage
- Stunning Views Of The River Dart With Dartmouth Beyond
- Parking Bay For One Vehicle
- Superb Elevated Position
- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Pretty Well Terraced Gardens
- Charming Riverside Village Location





1 Roseberry Cottages, Upper Wood Lane, Kingswear, TQ6 0DG

A semi-detached cottage situated in an elevated position in this charming riverside village with stunning views across the River Dart, Dartmouth and Britannia Royal Naval College.

This lovely home would benefit from further modernisation to maximise the accommodation available. There is a pretty terraced garden, and a parking bay for one vehicle.

Approached via some steps from Upper Wood Lane, the front door leads in to the dining room with wonderful views across the river with Dartmouth beyond and an archway leading through to the smart newly fitted kitchen with built in appliances with a shower room / utility room off. There is a useful lobby area which would make an ideal study / office, and the cosy sitting room is to the front with a woodburning stove and double doors leading back through to the dining room.

On the first floor is the main bedroom with an en suite shower room, 2 further guest bedrooms and a family bathroom. There is a lovely dining terrace / balcony accessed from two of the bedrooms and access to the rear gardens from bedroom 3. Bedroom 4 is on the second floor (with restricted head height access).

Outside the gardens are well terraced with mature planting. On the ground floor is a paved seating area with steps leading up to another paved rear terrace with garden shed and a dining terrace / balcony to the front. Further steps lead up to a lawned rear garden.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.





Total area: approx. 114.4 sq. metres (1231.2 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel:

COUNCIL TAX

Band E

SERVICES

Mains water, drainage and electricity. Electric Night Storage Heaters. Wood Burner & 4 Radiators.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

DIRECTIONS

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back in to the village, where the road splits take Higher Contour Road for approx. 300 yards and then sharp left on to Upper Wood Lane. The property is half way along on the right hand side.

