

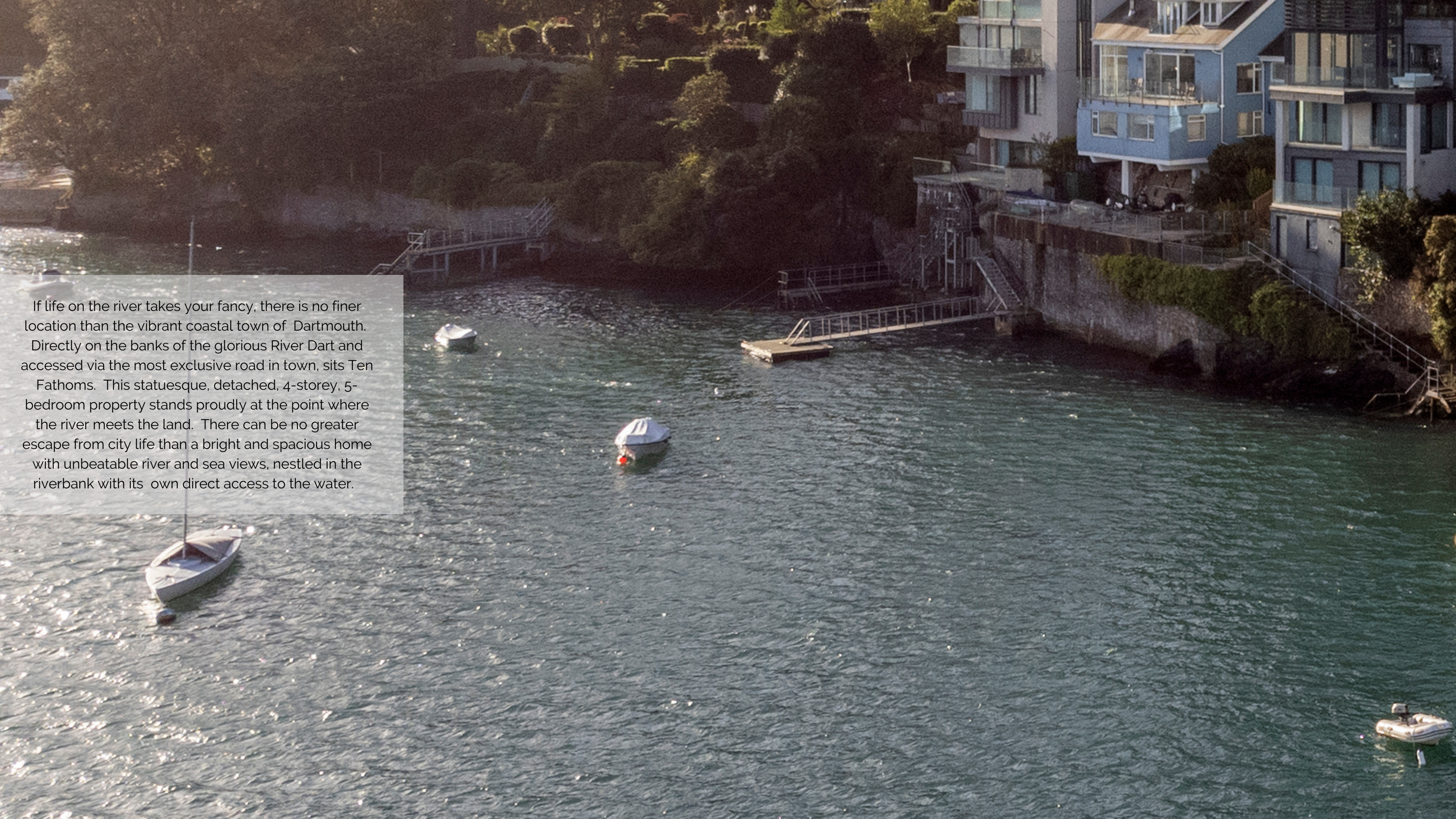


COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES



TEN FATHOMS
Warfleet, Dartmouth



If life on the river takes your fancy, there is no finer location than the vibrant coastal town of Dartmouth. Directly on the banks of the glorious River Dart and accessed via the most exclusive road in town, sits Ten Fathoms. This statuesque, detached, 4-storey, 5-bedroom property stands proudly at the point where the river meets the land. There can be no greater escape from city life than a bright and spacious home with unbeatable river and sea views, nestled in the riverbank with its own direct access to the water.





TEN FATHOMS



Imagine waking to the reflections of sunlight on water washing across your ceiling as you lie in bed and catch the sun rising over the pretty village of Kingwear opposite. There is no grander spot for your morning coffee than the glass wrapped balcony beyond the floor to ceiling glazed sliding doors. You will not tire watching the cormorants fishing for breakfast or the herring gulls pestering the fishing boats as they head out to sea. A quick shower in the tastefully decorated ensuite before winding your way downstairs to meet the rest of the family for breakfast.

A fantastic open-plan kitchen dining and living room opens up before us. Triple aspect with fully opening bi-folding doors that open onto another fully glazed balcony. Fold back the wall of fully bi-folding doors to fully immerse yourself in river life whilst you prepare breakfast in the stunning contemporary kitchen. Sleek handleless cabinetry and cool stone work surfaces combine with high-end appliances to create a beautiful and practical space to entertain. A well-placed island means the chef will never be left out as the oak breakfast bar makes the ideal resting place for a cocktail or two.











Computer Generated Idea



As we drift past the super utility room to the left of the kitchen. Imagine the laughter generated by ten people around the grand dining table following a day of sailing from your doorstep. Retiring to the lounge area or better still drift down together to the cinema room to enjoy a film in comfort. The vast room on the ground floor enjoys the same glorious panoramic views as the other three storeys, such an amazing expanse of space which could be used for a formal living room, kids games room or business workspace. across the hall a good-sized office and wetroom - perfect for peeling off wetsuits and showering off after a wild swim. To the ground floor terrace now. The stone clad terrace offers a fantastically position to quietly watch river life passing by. The birds expertly landing on the water, fish occasionally breaking it's surface trying to escape the expert eye of the resident seal. Tear yourself away to the large patio area to the left of the house. There is exclusive direct access to the water from here. Paddle-boarding, kayaking or why not a spot of fishing. Take off on to the river and return for with supper for the family to enjoy on the surprisingly large and private patio to the left of this commanding riverfront home.





Wind back upstairs now to the second floor, three spacious double bedrooms, all with full height glazing with access to the glazed balcony and outstanding panoramic views over the river, over to Kingswear and the countryside beyond.

Two are dual aspect with en-suites and all bedrooms benefit from Lutron electric blinds, though due to the positioning, this home is not overlooked by its neighbours at. There is also a family bathroom on this level.


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Ascend further to the third floor to find two more spacious bedrooms, both with large en-suite shower rooms and superb A-frame windows framing the amazing vista. Take a seat in the window and curl up to read a book whilst listening to river ebb and flow, boats gently swaying in the wind - a fantastic spot to watch the colours change as the day draws to a close as the sun sets behind the Naval College.







Ten Fathoms also offers a garage as well as parking for 2 vehicles and has planning permission for additional parking and a turning circle off the prestigious Ravensbury Drive. There is also pedestrian access on to Warfleet Road. Warfleet is one of the most desirable residential locations in town, a quiet and beautiful area surrounding the creek yet only half a mile and easy walking distance from the centre of bustling Dartmouth.



About... Dartmouth



Dartmouth has fantastic amenities that will keep the family content year-round. From Tudor buildings, arty side streets, brilliant restaurants and pubs, fresh seafood and of course, the Dart itself, you'll never be short of things to do – or eat. Yachtsmen will be delighted by the local sailing facilities and the world-renowned Royal Regatta.

On the town's doorstep, you will find the South West Coastal Path and the South Devon AONB area, providing a huge range of walks with unbeatable scenery. You can also hop in a boat and explore Kingswear or take the kids or grandkids on the steam railway. Beach lovers will be unable to resist the pretty coves and the glorious dog and family-friendly coastline, which is a world-class attraction in its own right.

The nearest educational institution is the Ofsted-rated Good Dartmouth Academy, which is both a primary and secondary school. Across the water, Churston Ferrers Grammar School provides 11-18-year-olds with an Outstanding education.

Totnes Offers rail links across the country, including London Paddington . The A38 Devon Expressway, accessed at Buckfastleigh, provides quick links to Exeter and the rest of the county.





The Little Details...

Desirable exclusive location

Unbeatable river views

Five Bedrooms

Fully refurbished throughout

1 bathroom, 4 en-suites, 1 wetroom

Open Plan Kitchen, Dining, Living Room

2 full length balconies & 2 terraces

Lutron light system

Control 4 camera security system

Surround sound system for all floors

Licensed running mooring with steps

and ladder access to river

Tenure: Freehold, EPC TBC,

Council Tax Band TBC

 oven.sensitive.lucky

- Totnes for mainline trains to London
- 14 miles
- Salcombe - 20 miles
- A38 Devon Expressway - 20 miles

To view this property strictly by
appointment only please contact us by

E - team@thecoastalhouse.co.uk

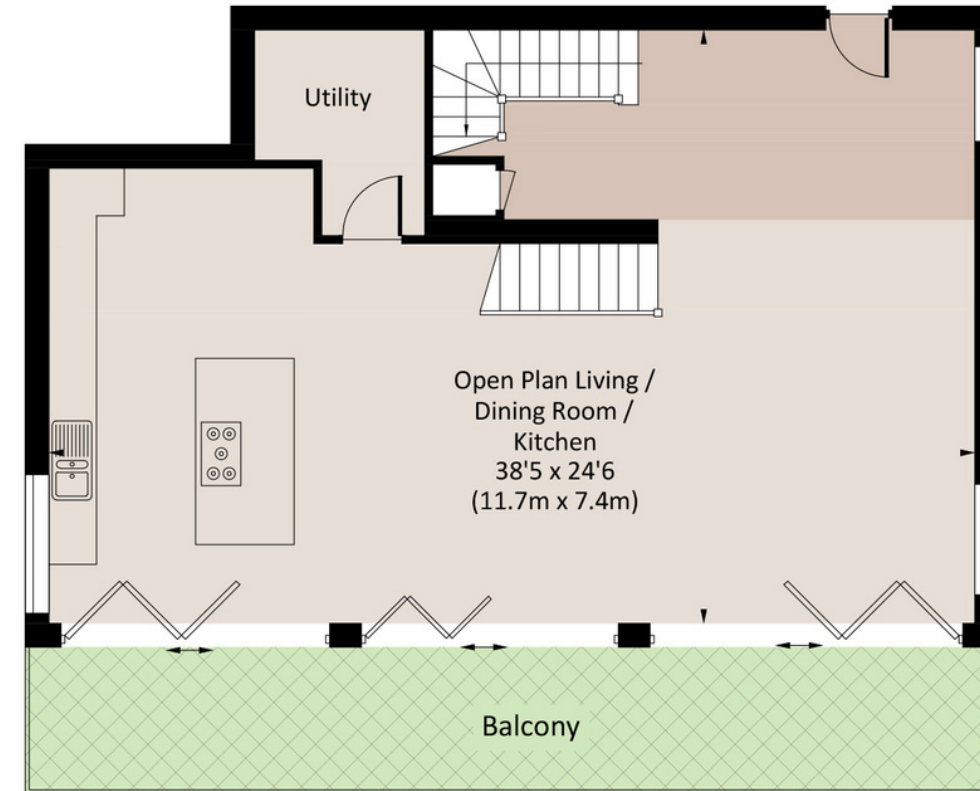
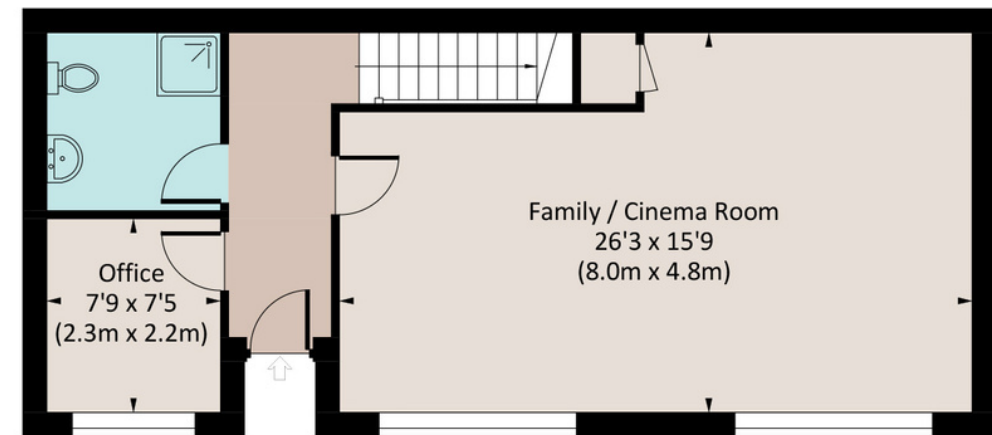
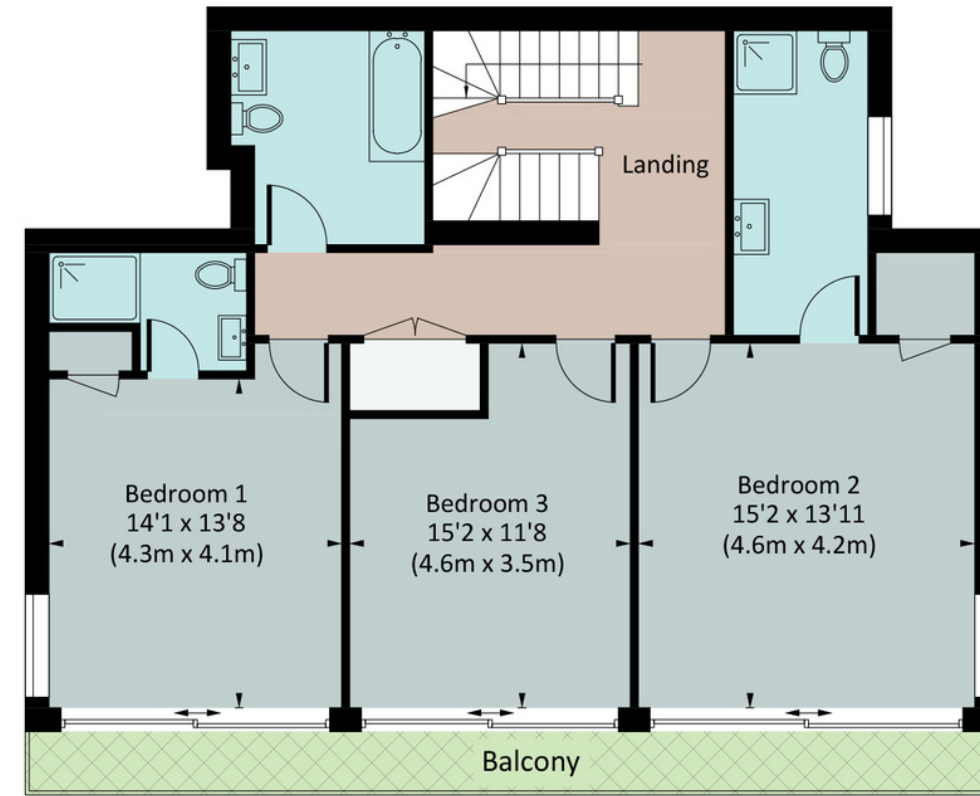
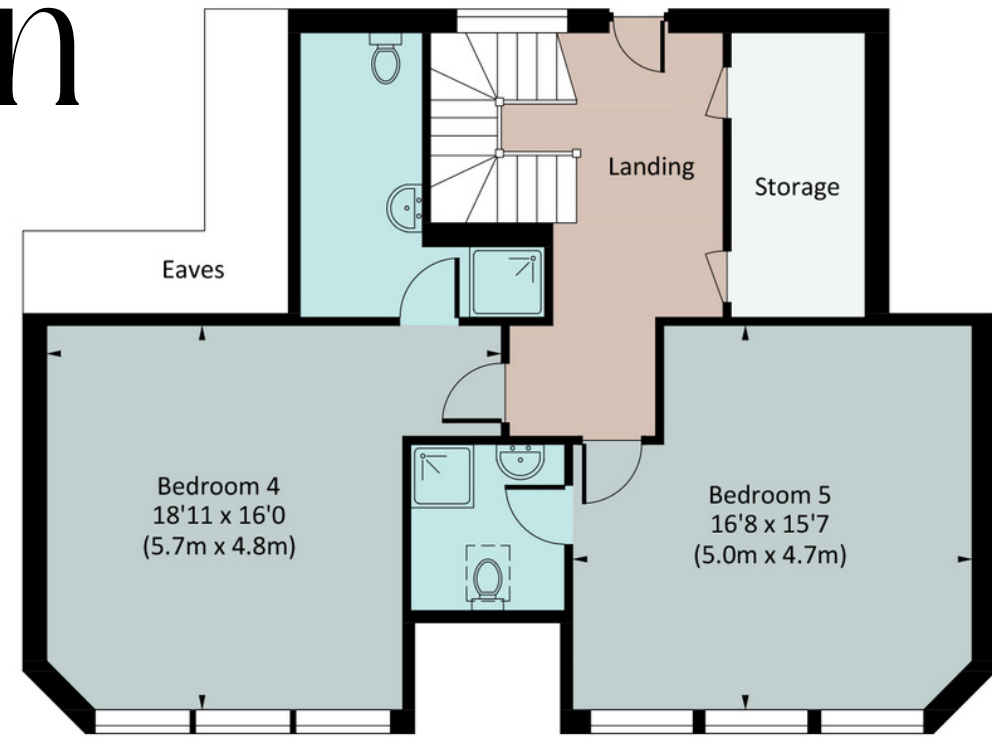
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Floor Plan

TEN FATHOMS, TQ6

Approx. gross internal area
3304 Sq Ft. / 307.0 Sq M.



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www.thecoastalhouse.co.uk



01803 835 788



team@thecoastalhouse.co.uk


THE COASTAL HOUSE
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