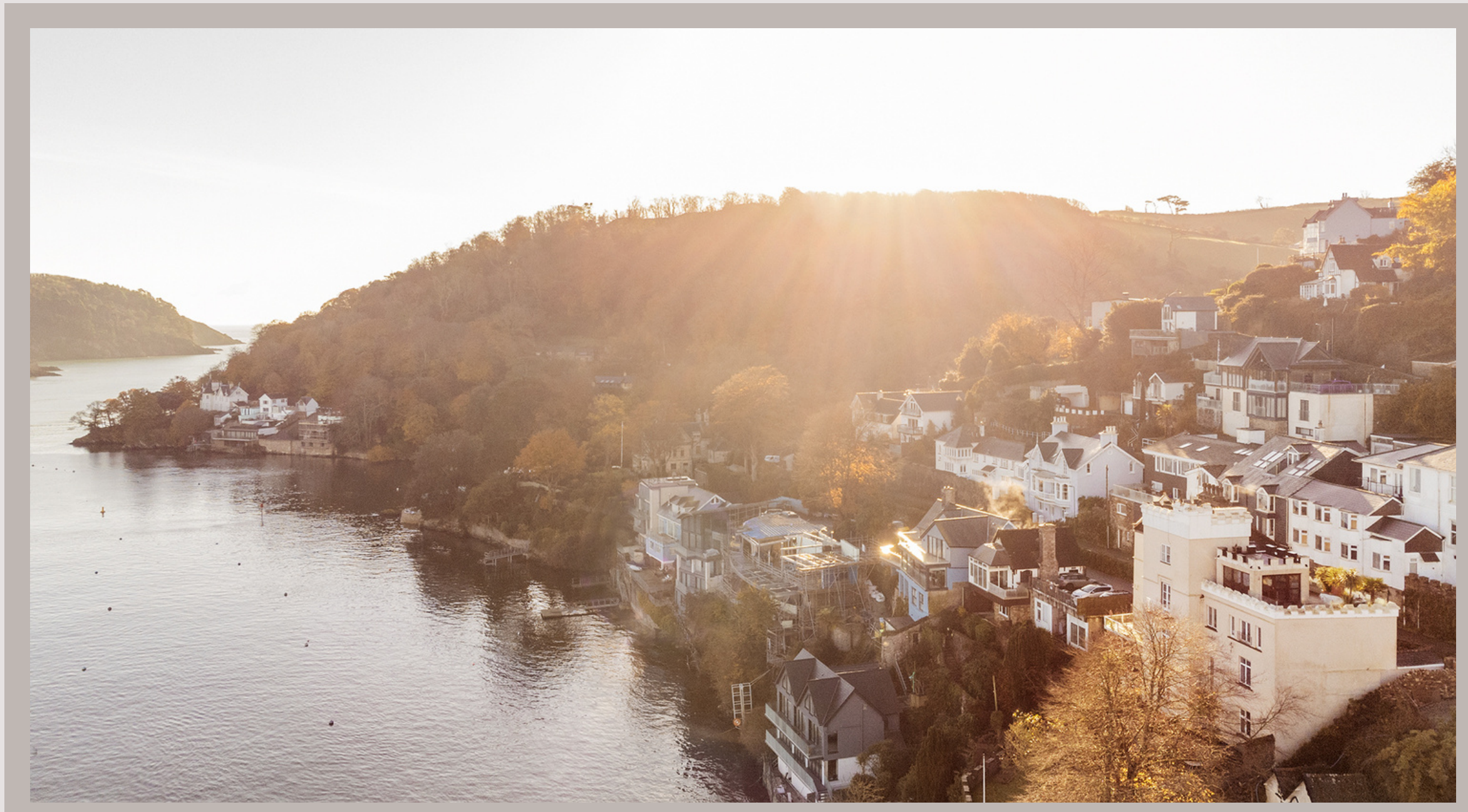
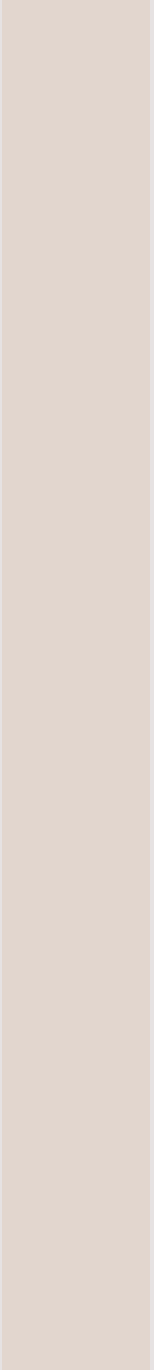


GRAMERCY TOWER

GROUND FLOOR APARTMENT



WARFLEET, DARTMOUTH



Kitchen & Dining Room



Gramercy Tower stands statuesque in its elevated position on Warfleet - a picturesque and exclusive residential area of the vibrant coastal town of Dartmouth. This distinctive castellated property is situated (and mentioned!) on the famous Mayflower walk - an easy and picturesque walk into Dartmouth's lively town centre in one direction and along to the castle, beach and National Trust's Gallants Bower in the other.

The ground floor apartment of this iconic property has its parking for one car and has a level entrance from the road.

As we enter the apartment through a charming stained glass front door, we notice that the apartment has retained a great deal of period charm and character. To the right of the hallway is the kitchen - large windows flood this ample room with light. Timber shaker cabinetry is topped with warm granite worktops and the cream Aga adds more charm as well as warmth to this great space. The kitchen is big enough for the additional Miele oven and gas hob. Walk on a little further where we find the adjoined dining room. Fully glazed doors not only flood light in to the space, they also lead on to a glorious balcony - a superb place to enjoy the sensational views over the majestic body of water that is the River Dart.





Back through now and into the dual aspect drawing room - an deserving term for this fantastic living space. Grand high ceilings, enormous glazed south-facing bay window - the perfect spot to curl up and read your latest book, and a second glazed area to catch the morning sunshine with patio doors leading to the wrap around balcony - A superb vista of the majestic body of water. A grand fireplace and curved built-in shelving complete this elegant living room.



Living Room

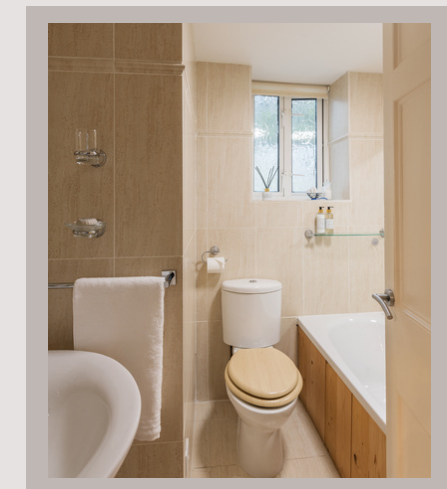
Master Bedroom



Plush pale carpeting underfoot leads us to the magnificent master bedroom. Floor to ceiling glazing gives dual aspect, as well as access to two different balconies from which to observe fascinating river life. A truly characterful and luxurious space.



Bedrooms 2 & 3



The second double bedroom is equally as big and has the same splendid views out over the garden, over the river and to Kingswear beyond. Large sliding mirrored doors form an excellent wardrobe in this room. Next door, bedroom three, is another great sized double bedroom with a bonus room attached - a study or storeroom or a fantastic secret playroom. Along the corridor are the family bathroom and a shower room as well as a great heated airing cupboard.



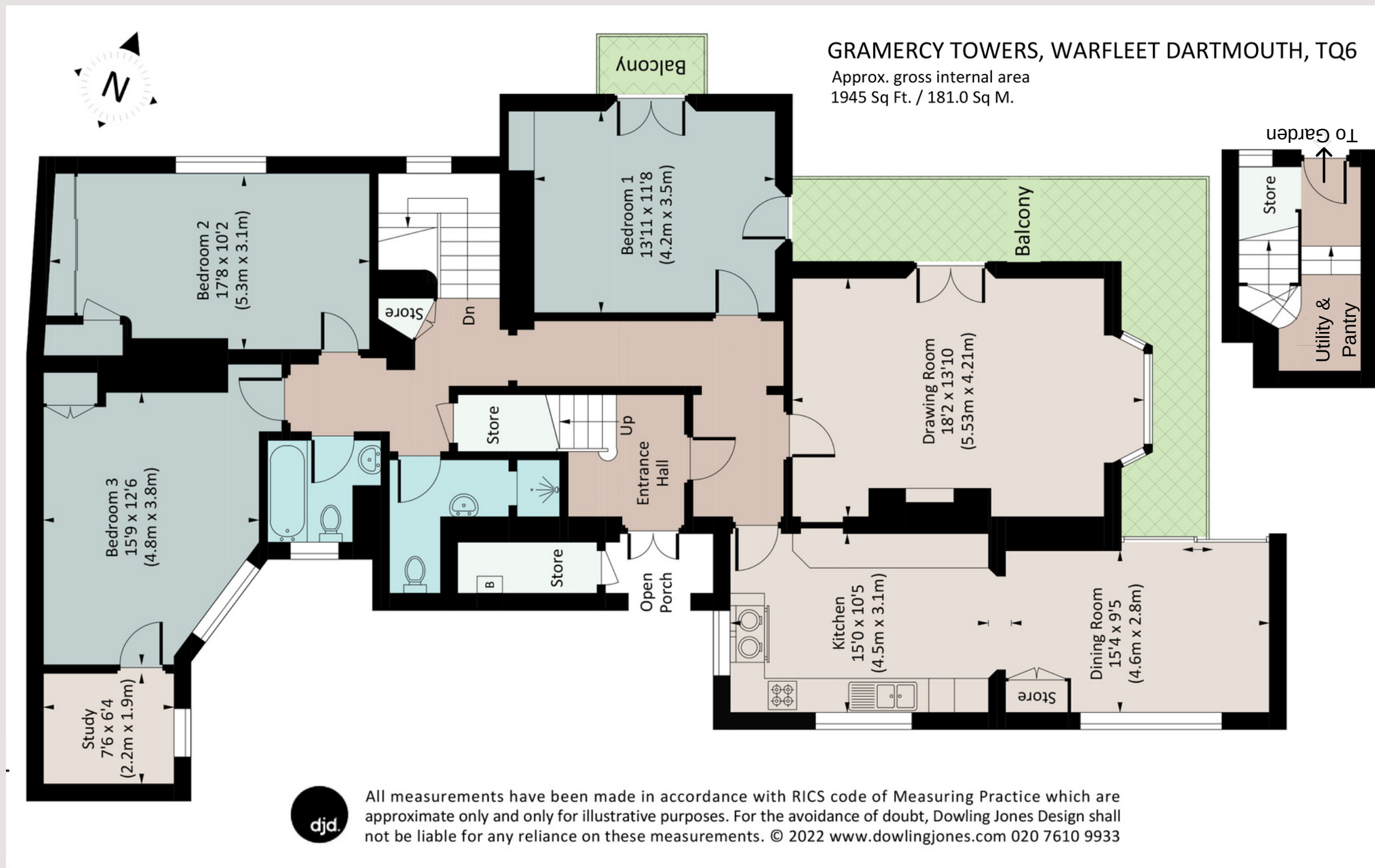
A curved stairwell winds us past a great picture window framing more river views, through the handy pantry and utility room to the most wondrous private garden. Multiple terraces, a distinctive crenellated lawned area, mature planting, vegetable patches and patios have been lovingly cared for to create a magical garden leading to the very edge of river. Follow the fanciful stone pathway down to the bottom and you will find your own licensed mooring - ready for the boat that can whizz you off on many an adventure on the Dart or out to sea, returning with your catch of the day to cook on the pretty patio right on the rivers edge. A splendid place to settle for the evening and watch the sun setting.





GARDEN & MOORING

FLOOR PLAN



Desirable Exclusive Location
Sensational River Views
Three Spacious Bedrooms
Exceptional Garden
Parking & Private Mooring

Council Tax Band: F
EPC Band: D

Tenure: Leasehold & Shared Freehold

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

 back.owns.entitles

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

E - team@thecoastalhouse.co.uk

T - 01803 835 788

 **Aga, electric oven & gas
hob**

 **Gas boiler**

 **Mains water & drainage**

LITTLE DETAILS

About Dartmouth

The vibrant coastal town of 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. Those with a romantic frame of mind will also be happy to know that Dartmoor is within easy reach of the town. 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.

Nearby, 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.



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