



Ferrystone

**3 THE SQUARE  
KINGSWEAR**



THE COASTAL HOUSE  
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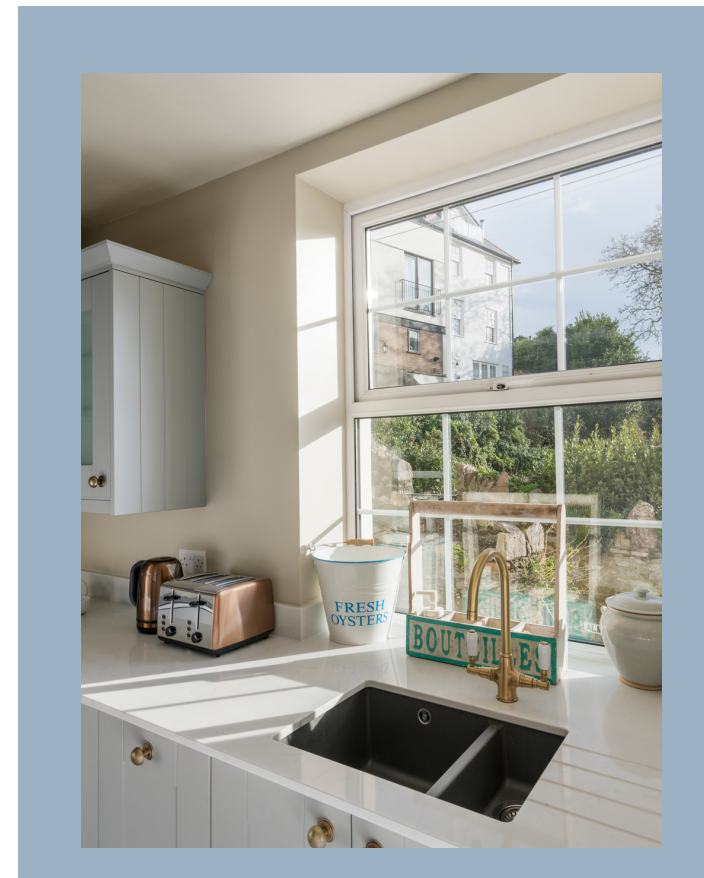
# Snapshot

- Mid-terrace three bed period home
- South-facing roof terrace
- Garage, utility & plenty of storage
- Stone's throw from the yacht club, ferries to Dartmouth & the charming public slipway
- Established holiday let
- Income from the Post Office below
- Freehold





  
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Every detail has been thoughtfully considered in this beautifully appointed Kitchen with views over the pretty village of Kingswear.

Plus you have a handy Utility Room ideal to leave all your wetsuits or sailing equipment after a fun day out on the river as well as the Garage for more storage - whether that be a small car or boat.





Dining inside or out there's plenty of room for entertaining, or just lounging with a book on the window seat, an ideal reading nook overlooking the River Dart, or on the large sun terrace.





Retiring to bed couldn't be more peaceful as you climb the stairs and choose from one of three good sized double bedrooms - all lovingly designed to bring about a restful night's sleep.



The main bedroom has an Ensuite Shower Room and benefits from river views as does the second bedroom whilst the third looks out over the tranquil village setting.



And so to bed...



## The Detail...



Ferrystone is in a Conservation Area and is well-situated for village amenities; the Royal Dart Yacht Club and the ferries to Dartmouth, as well as the charming public slipway ideal for a spot of swimming.

To the front is the active, bustling village centre, whilst to the rear of the it is more tranquil and overlooks Kingswear's Memorial Garden, The Priory, the River Dart and countryside beyond.

No 3 The Square is the freeholder of The Post Office and derives an income from its lease, the length of which is 21 years from 2011. The property would suit a cash purchaser or investor and can be sold as a fully functioning holiday let business with future bookings and all contents included.



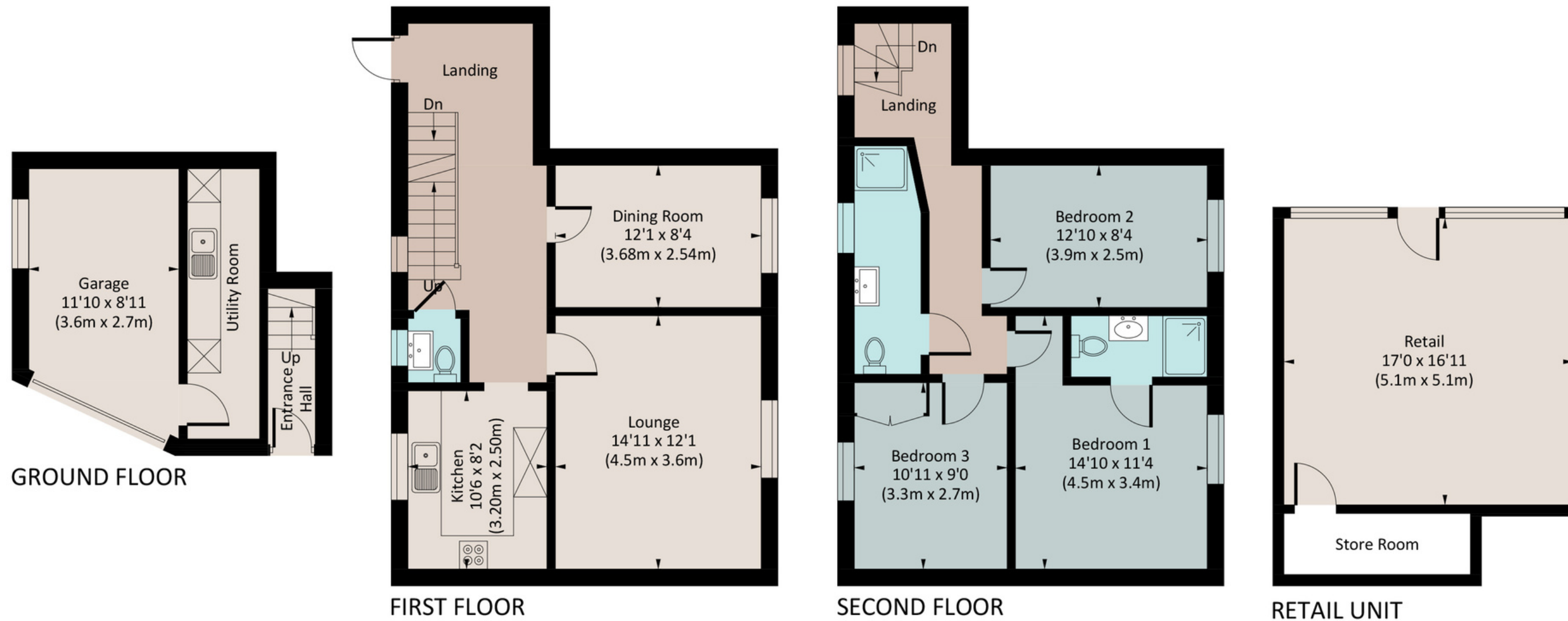
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# Floorplan

## FERRYSTONE

Approx. gross internal area = 1331 Sq Ft. / 123.7 Sq M.  
Retail Unit = 333 Sq Ft. / 30.9 Sq M.

Viewing strictly by appointment.  
Please contact us:  
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## The Smallprint...

Postcode: TQ6 0AA  
Tenure: Freehold with granted lease to adjacent property and commercial premises. Post Office lease is 21 years from 2011 providing a rental income, and a 999 year lease from 1996 to 4 The Square. No service charges demanded.

Council tax: Band TBD  
EPC: House Band F & Retail Band C  
Local Authority: South Hams District Council

Mains: Water, electricity & drainage  
Heating: Electric  
Parking: Garage  
Access: Flight of steps from the road

Transport: Totnes (16 miles) or Newton Abbot (16 miles) for mainline trains to London  
A38 Devon Expressway - 20 miles



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