



**THE BRINK**



COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES









*Watch the herons hover right in front of your eyes*







## *Entertaining inside & out*

There's plenty of space for entertaining both inside and out in the very spacious Sitting & Dining Room with French doors opening out to a paved Terrace with breathtaking panoramic river views.







  
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## The heart of the home

Enjoy the view whilst cooking in this beautifully designed Kitchen with ample dining space & snug to watch the boats come & go on the river.  
A separate Utility Room has access to the garden terrace.





*Sweet dreams...*

...Are certainly dreamt here in this superb principal bedroom with luxurious en-suite Bathroom & Terrace overlooking the magnificent River Dart.



  
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With four bedrooms there's plenty of choice where to lay your head or invite friends & family to stay.

They may never leave the bed with those glorious views.







*Relax & unwind*

Each of the six bathrooms are beautifully designed and stylish - superb places to ease away the day.







- Detached four bed family home - three en-suite
- Beautiful open plan Sitting/Dining Room with Terrace
- Spacious Kitchen/Breakfast Room & Snug
- Glorious close River Dart & Dartmouth views
- Large Family Room/Office
- Utility & workshop
- Terraces & Gardens
- Driveway parking for two cars plus electric charging point
- Freehold
- Beautiful position by Hoodown Woods' trail



# About Kingswear...

This picturesque village sits on the east bank of the River Dart in the South Hams area of outstanding natural beauty. A sunny spot, both in terms of its weather and residents, it is the ideal place to relax or enter into the vibrant spirit of the local community.

Get involved in the yacht club or Darthaven Marina, take a stroll along the South West Coastal Path visiting stunning local beaches or take refuge in one of the pubs or cafes in the village. There's also a local store and post office as well as the traditional steam train for an idyllic trip along the River Dart plus regular bus services to the local area.



**Beaches:**  
Sugary Cove, Blackpool Sands, Mansands



**Cinema:**  
Flavel Dartmouth, Vue Paignton



**Theatre:**  
The Flavel, Dartmouth, Princes Theatre, Torquay



**Restaurants:**  
The Seahorse, Kendricks, The Angel, Rosa



**Watersports:**  
The Paddle Shack, Sea Kayak Devon



**Supermarkets:**  
Market, Sainsbury's, Lidl, Co-op, M&S



**Schools:**  
Kingswear Primary, Dartmouth Academy, Churston Grammar



**Sports:**  
Fusion: Dartmouth Leisure Centre, Clennon Valley

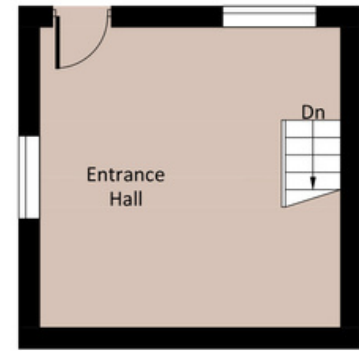
A short trip across on the ferry gives easy access to Dartmouth with its myriad of shops and boutiques, as well as numerous restaurants, cafes and inns.

**Kingswear truly is a place to enjoy, so come and see what properties we have to offer and make your dream of a home by the sea a reality.**

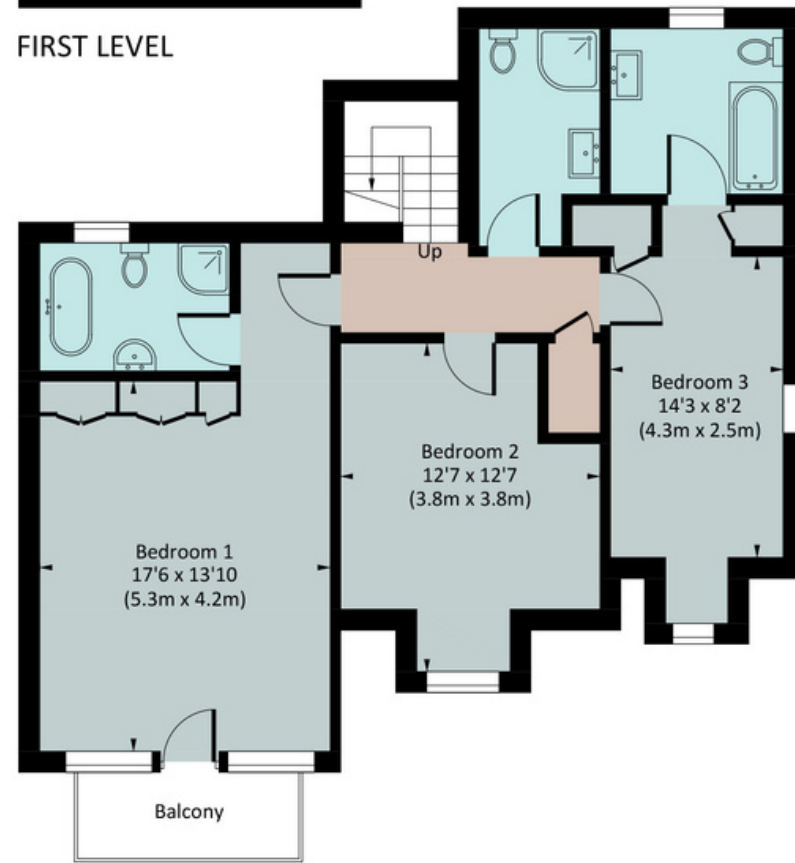




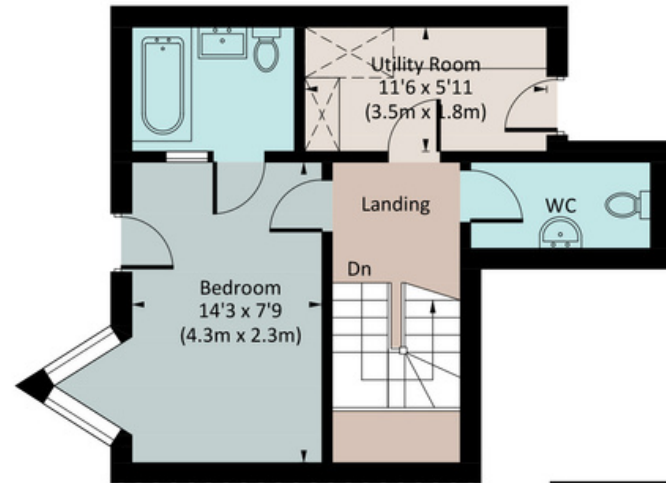
# Floorplan



FIRST LEVEL



SECOND LEVEL



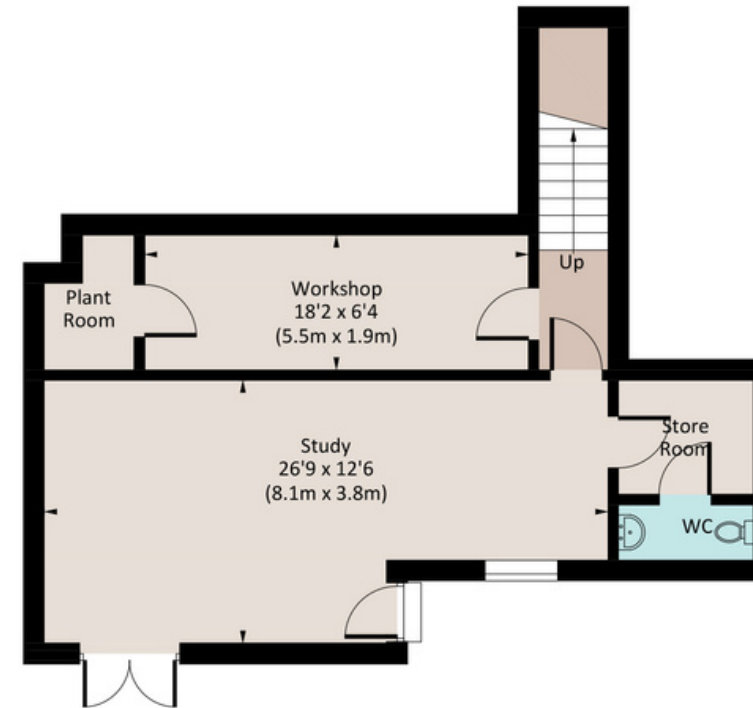
THIRD LEVEL



FOURTH FLOOR

## THE BRINK

Approx. gross internal area  
3019 Sq Ft. / 280.5 Sq M.



FIFTH LEVEL

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID943820)

## The Little Details...

Postcode: TQ6 0AZ  
Tenure: Freehold

Council tax: Band G  
Local Authority: South Hams District Council

Mains: Water, electricity & septic tank  
Heating: Oil  
Parking: Two car driveway with electric charging point  
Access: Level from the driveway

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



Viewing strictly by appointment.  
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