

Waterfront House



SOUTH EMBANKMENT, DARTMOUTH



The embankment in Dartmouth forms part of the iconic scenery of this vibrant coastal town. Occupying the west bank of the River Dart, this long and picturesque stretch of the riverbank is the ultimate place to watch the world go by.... Yachts bobbing on their morning, the river itself twinkling in the morning sunlight as it winds itself to sea, local crabbing boats off in search of their wares, the joy of children catching their first crab and the hum of gentle conversation and the trickly of topped up wine glasses.

The properties all along the embankment are all remarkable but one stands out as exceptional - Waterfront House. Extensively refurbished over the last three years, Waterfront House is a distinctive part of the South Embankment.

The current owners have transformed this 19th Century building into a fabulous 21st Century home, whilst preserving the character of the terrace.





COMPUTER GENERATED IMAGE

The chic pale blue exterior with contemporary charcoal window frames is a hint that this is no typical Victorian townhouse. We enter through a partially glazed contemporary composite front door, honey-toned oak engineered flooring and the cool curved wall guide us from the bright hallway through to the living and dining room - a wonderful space flooded by light from the two prominent sash windows from which the living room has the most beautiful views of the River Dart. The space to the rear, currently used as a sitting area, would make a splendid dining area, as it has direct access to the superb kitchen.



COMPUTER GENERATED IMAGE

WATERFRONT HOUSE



Fully fitted with modern shaker cabinetry in two tones of grey and topped with solid wooden worktops, this kitchen has been cleverly planned to serve a 6-bedroom house, with plenty of storage and a useful stone-topped island which houses the hob as well as providing a handy breakfast bar. Ideal for your guests to share a story and a glass of wine whilst you cook up a feast. A well-placed skylight adds more natural light to the space.





The modern sink gives us a peak of the surprise courtyard in the middle of the property. From the rear of the kitchen, a fully-glazed corridor and bi-folding doors lead us to this superb central courtyard. The stylish decor of this contemporary home has also been applied to the outdoor space. With cleverly defined seating areas and a well-placed mirror, this is a lovely private space to enjoy the sunshine.





The bright corridor also leads us to an otherwise separate cedar-clad dwelling at the very rear of the property. Ample glazing makes the characterful living room ever-so bright and opening up onto the courtyard makes this spacious room seem even bigger. A contemporary woodburner makes a delightful focal point and a cosy place to curl up and watch a movie.





Underfoot, modern parquet flooring glides us to a spiral staircase. Wind up to a good-sized bedroom with floor-to-ceiling wardrobes and a lovely en suite shower room. Double patio doors open to a Juliet balcony overlooking the courtyard. Honey-toned contemporary beams add character to this great space.



Weave back through the annexe and wind up the oak and glass stairway to the first floor. To the left, we find the first two of five bedrooms in the main house. Both rooms are beautifully decorated in a modern coastal theme and allow the fantastic view from the large bay windows to take centre stage. The sitting area is a superb spot for watching life on the river.



Both rooms have ample room for a large double bed and a sitting area and have built-in wardrobes and stylish en-suite shower rooms.

To the right of the stairs, we find bedroom four. It too has a built-in wardrobe and a lovely ensuite shower room in this suite, double doors open onto its own terraced garden - a little suntrap in the afternoons! As we head for the stairs take a peek at bedroom number five.





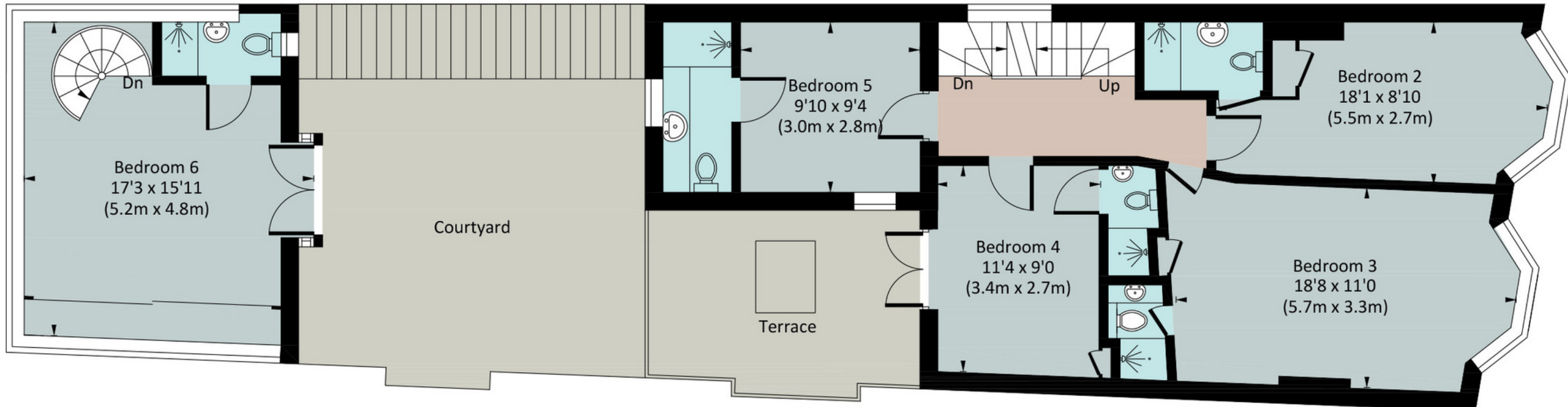
WATERFRONT HOUSE



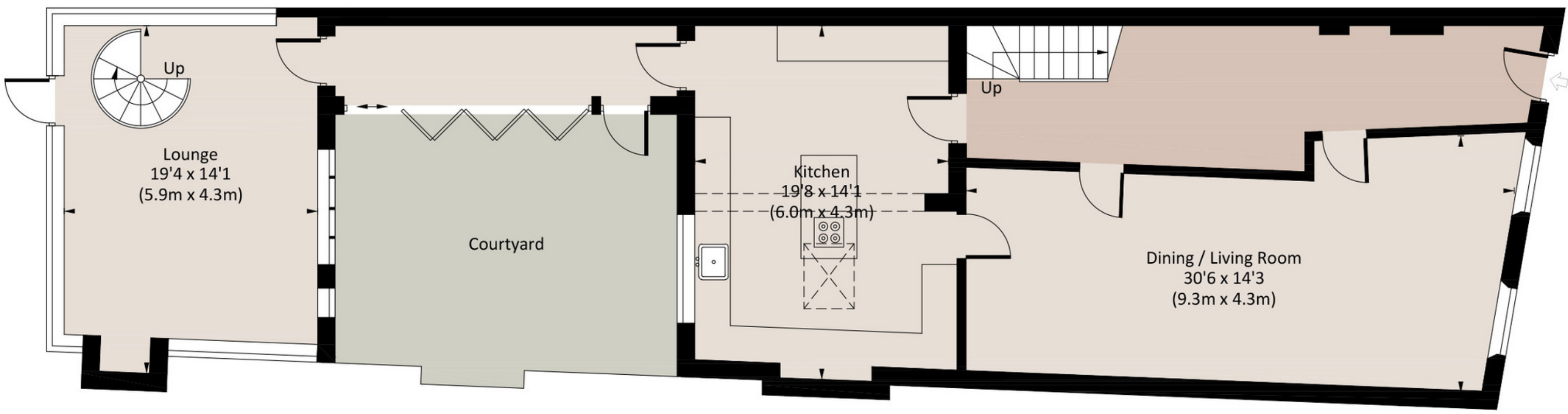
Climb the stairs to the second floor. Cottage-style oak doors allow access to the fabulous main bedroom. This palatial suite is a wonderful space. Drift across the cream carpet to one of the two dormers, each with its own glass balcony, rest a while and take in the magnificent, panoramic views out over the river. Tear yourself away to admire the rest of the room; To the rear, six large roof lights flood the sitting area with light and there is a chic en suite and - as if this room did not have enough wow factor, a luxurious, contemporary slipper bath lies opposite the bed - imagine watching the world go by whilst soaking in the bubbles!



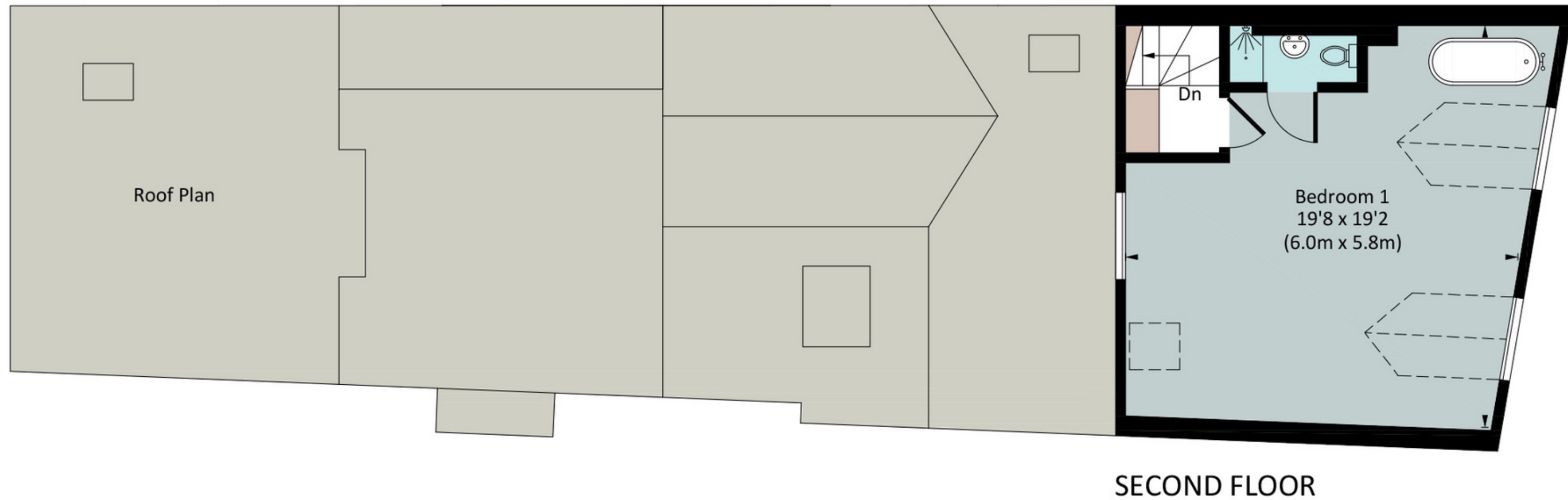
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FIRST FLOOR



GROUND FLOOR



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About... Dartmouth

The picturesque 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.

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

- Extensively Renovated
- Exclusive Riverside Location
 - Level Access
- Superb uninterrupted River Views
 - 6 Ensuite Bedrooms
 - Council tax band: B/R
- Courtyard Garden, Terrace & Balconies

- Tenure: Freehold
- Council Tax Band : Bus Rated
 - EPC Band: TBC

- Postcode: TQ6 9BB
- Totnes - 15 miles

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

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