



STAGS

QuerQuay



“We shape our dwellings and afterwards our dwellings shape us” Winston Churchill

QuerQuay

Bridge Road, Kingswear, Devon TQ6 0DZ

A rare opportunity to purchase one of the South Ham's true gems

Situation

Located on the sunny side of the River Dart, QuerQuay is a beautiful riverside retreat just a 1/2 mile walk from the main village of Kingswear, one of the most picturesque villages in the South West with its tiers of streets and brightly coloured properties rising from the water's edge. It has a well-regarded primary school, a church, post office, general store, 2 public houses, Marina and Yacht Club.

Running alongside the property, the famous Kingswear steam train evokes a feeling of nostalgia towards the historic past of this railway line which has been taking passengers to and from Kingswear for over 140 years. By foot, the Dart Valley Trail outside the property meanders through nearby woodland towards Agatha Christie's home at Greenway.

A ferry ride across the River Dart takes you into the historic town of Dartmouth, with its charm and character, independent shops, restaurants and bistros, and splendid Royal Britannia Naval College built in 1905.

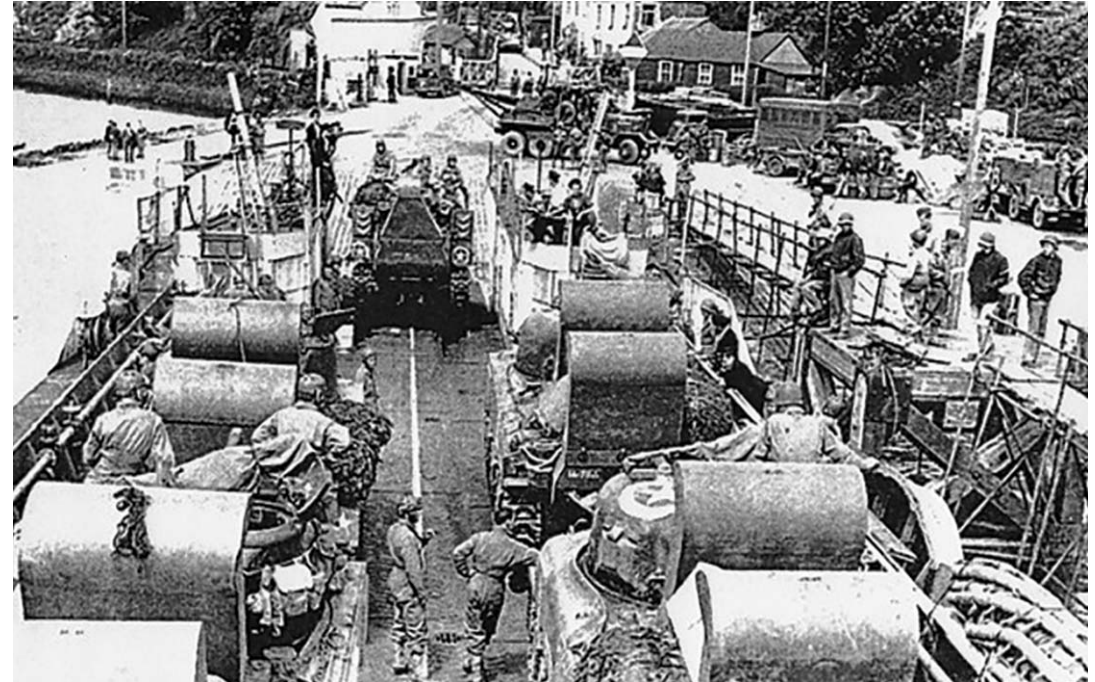
Accommodation

Summary

- Historic Waterfront Location
- Panoramic River Views
- Flexible Living Space
- 4 Bedrooms
- Beautiful Mature Gardens
- Versatile Outbuildings
- Garage & Parking for 3 Cars & Small Boats
- Wood-Burning Stoves, Under-Floor Heating

History

Dartmouth and Kingswear played a major role during the Second World War, it is understood during Exercise Tiger and operations of the 1944 D-Day landings, Winston Churchill, Field Marshall Montgomery, General Eisenhower and General Pattern met on the site of QuerQuay to discuss and oversee the planning and deployment of troops.



“Nestling at the foot of a steep wooded bank, and reflected in the River Dart flowing in front QuerQuay (a play on the word ‘quirky’) seems bedded into its landscape - rather than on it - built almost entirely from natural materials that have been salvaged, reclaimed and reborn. Slate from the cliff face and stone from local beaches are married with weathered wood to create the fabric of the house.”

Coast Magazine, July 2014

www.coastmagazine.co.uk/content/elements-nature-devon



LOVE SHACK



Description

QuerQuay is a one-off – a unique combination of an ingeniously crafted spacious home, tasteful, quirky interior design and mature gardens. In an amazing location spilling down from the National Trust Hoodown Woods to the banks of the beautiful River Dart, the house and garden offer stunning panoramic views over the estuary that rival any other in the South West.

QuerQuay is constructed with natural and locally sourced materials including stone, slate and timber. The ingenious use of space makes the best of the amazing views from almost every window.

Facing in a South Westerly direction, natural light floods the open plan interior of the house. Under-floor heating powered by wood burning stoves with an electric boiler backup, keeps the house cosy.

Built over 3 floors, the property is flexible to accommodate a separate living area and private entrance for those who wish to consider either income potential or working from home.

For those who enjoy water based activities, there is tender and canoe storage at the property. Trot moorings are available close by and three prime marinas within a mile.







Outside

Set within established grounds, the outside space is truly breathtaking. Bordered by National Trust woodlands, QuerQuay offers mature gardens, with vegetable plot, fruit trees and shrubs.

Raised decks and the riverside boardwalk adjacent to the historic steam railway offer sitting areas with stunning views across the river to Old Mill Creek, Naval College, Dartmouth, Kingswear and over the Estuary.

Useful and charming outbuildings are dotted amongst the gardens on its various levels. These include a 2-storey detached stone barn, ideal for those wishing to work from home or providing extra accommodation (subject to relevant planning and building consent), a tool shed/workshop and an artist's studio, which sits in an elevated position with truly inspiring views.

The front of the property offers parking for up to 3 cars, an integral garage, canoe storage and a boat hoist to store a small dingy/tender.

“Life in QuerQuay is like a cross between the Railway Children and Swallows and Amazons.”

Vendors Comment



Services

Mains electricity and water connected. Mains gas is not available in Kingswear. Private septic tank.

Tenure

Freehold

Directions

From the Dartmouth Office head along the North Embankment towards the Higher Ferry to Kingswear, when on the other side, the property will be seen on your right.

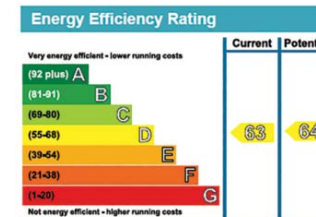
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