

WINGTOR

KINGSWEAR, DARTMOUTH, DEVON

JACKSON-STOPS

WINGTOR, HIGHER CONTOUR ROAD, KINGSWEAR
DARTMOUTH, DEVON

TOTAL APPROX. FLOOR AREA 2452.1 SQ FT / 227.9 SQ M

A detached house situated in an elevated position with glorious views of the estuary, complemented with beautiful gardens, a large driveway, double garage and car port



DISTANCES

TOTNES TRAIN STATION 12 MILES
BLACKPOOL SANDS BLUE FLAG BEACH 3 MILES
A38 DEVON EXPRESSWAY 18 MILES

GROUND FLOOR

- Full width glazed conservatory porch
- Spacious entrance hall
- Double length sitting / dining room
- Kitchen/ breakfast room
- Utility room

FIRST FLOOR

- Main bedroom with en suite shower room
- 3 double bedrooms
- Family bathroom

OUTSIDE

- Double garage
- Carport
- Cabin
- Summer house
- Sweeping driveway with parking for at least 6 vehicles
- Beautifully landscaped gardens

LOCATION

Kingswear and Dartmouth, go hand in hand across the Dart Estuary, which is one of the most beautiful estuaries in the UK, and one of the most sought-after locations in South Devon. The village of Kingswear is home to two popular pubs, a wine bar, a general store, a post office, a coffee shop and a church. Kingswear is also home to The Royal Dart Yacht Club, Dart Haven Marina and Noss on Dart, a stunning new development by Premier Marinas, which includes a new Bespoke hotel and spa, a local deli and a thriving hub of local business. Dartmouth is home to the Britannia Royal Naval College and offers a vibrant year-round community, with a wonderful and varied selection of shops, boutiques, galleries, pubs and restaurants, including The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025.

Dartmouth hosts several yearly festivals, including the Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Alongside the traditional bakers, butcher and grocer, there are two supermarkets and an M&S Food Hall. The town is well serviced with a new health and well-being centre, a cinema, a leisure centre and both indoor and outdoor swimming pools.









The River Dart, which flows from Dartmoor, through Totnes and out to sea at Dartmouth, is always a hive of activity, and as a deep-water port, attracts boats from all over the world. Dartmouth and Kingswear lie within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves. The mainline train station at Totnes runs a regular service to London in just over 2.5 hours and the A380 (M5) is about 9 miles.

THE PROPERTY

A beautifully presented detached family home, originally built circa 1925, enjoying an elevated position with superb views across the River Dart and Britannia Royal Naval College. The accommodation is arranged over two floors, with all principal rooms designed to take full advantage of the outlook. The ground floor is approached via a full-width glazed conservatory / entrance hall, with double doors opening to the garden, leading through to a welcoming reception hall and an impressive open-plan sitting / dining room. This elegant space spans the width of the house, featuring two bay windows, a central wood-burning stove and exceptional views. The kitchen is beautifully appointed with a comprehensive range of integrated appliances, including a steam oven, oven, warming drawers, induction hob, dishwasher and fridge / freezer. Doors open from the kitchen to the covered external dining area, with wood-fired oven and woodburning stove. Stairs rise from the entrance hall to a galleried landing, which in turn leads to the principal bedroom with en suite shower room, alongside three further bedrooms and a family bathroom.













OUTSIDE

The gardens are a truly outstanding feature of the property, thoughtfully arranged across a series of terraces and rockeries that create both interest and exceptional vantage points, including a wonderful viewing platform overlooking the Dart Estuary and Britannia Royal Naval College. Beautifully established, the grounds are richly planted with a wide variety of shrubs and borders, providing masses of colour throughout the seasons. A charming summer house is perfectly designed to enjoy one of the best views in Kingswear! There is a productive potager garden planted with cabbage, kale, beans and cut flowers, a small pond with a mini-bridge and surrounding rockery, and a kitchen garden with espalier fruit trees. Completing the picture is a superb covered outdoor kitchen area, accessed directly from the house, featuring a pizza / wood-fired oven and external wood burner, all set beneath a glass canopy, making it ideal for year-round entertaining. There is a greenhouse and a shed.

DIRECTIONS (TQ6 0DE)

If arriving from Dartmouth, you can arrive by car or foot. Cross the river on the Lower Ferry and once in Kingswear, head up Fore Street, turning right into Church Hill, before The Steam Packet Inn. Follow Church Hill as it becomes Ridley Hill and then Higher Contour Road. Continue past Redoubt Hill on your right, and immediately before the red telephone box, you will see the drive for Wingtor on the right hand side.

What3words – ///fussy.weds.avoid

PROPERTY INFORMATION

Services: Mains water and electricity, private drainage, oil CH via radiators, solar panels - PV and Thermal.

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax Band: G

EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

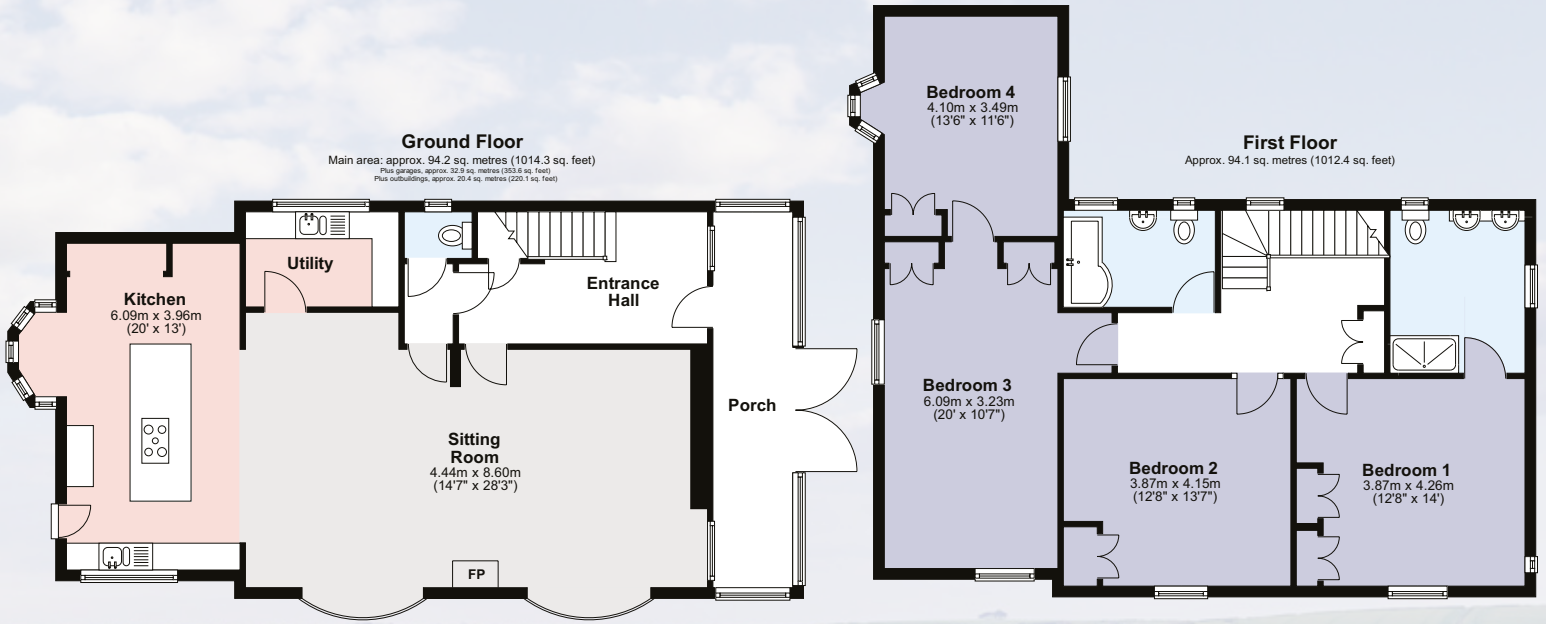
Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222

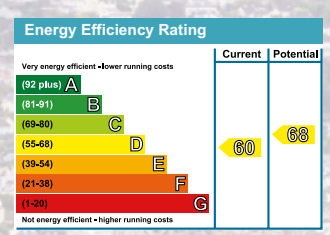




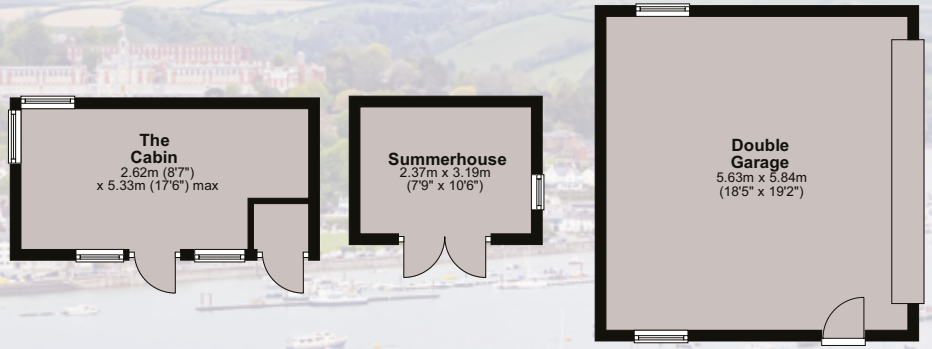
WINGTOR

APPROX. FLOOR AREA
195.0 SQ M (2098.5 SQ FT)
PLUS GARAGES: 32.9 SQ M (353.6 SQ FT)









Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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