

RIVERSEA COTTAGE

BEACON ROAD, KINGSWEAR, NR DARTMOUTH

JACKSON-STOPS

RIVERSEA COTTAGE, BEACON ROAD, KINGSWEAR, NR DARTMOUTH

TOTAL APPROX. FLOOR AREA 205.1 SQ. METRES (2207.1 SQ. FEET)

A beautifully presented detached house, situated in the heart of the village and only a stone's throw from the estuary, with four bedrooms, gardens and double garage. Outstanding views of the River Dart and out to sea.



DISTANCES

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

ACCOMMODATION

- Entrance Hall
- Large Open Plan Reception Room with Sitting and Dining Areas
- Well-Appointed Kitchen
- Study
- Cloakroom
- Four Bedrooms
- Family Bathroom
- Family Shower Room
- Terraced Gardens
- Superb Views

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 businesses. 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 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

Riversea Cottage is a detached former coach house, originally serving Riversea, a substantial coastal residence on Beacon Road. Over the course of the last ten years, Riversea Cottage, which dates from the early 20th century, has been extensively modernised and refurbished by the current owners and is now a beautifully presented, gorgeous home with versatile accommodation arranged over three floors. At ground level is a substantial integral double garage, with an internal staircase rising into the house. Alternatively, external steps lead up to the principal entrance and front door. The ground floor is arranged around a generous entrance hall and provides three bedrooms together with a well-appointed family bathroom, and stairs rise to the upper floor, where there is a fourth bedroom and overly generous shower room. The top floor is undoubtedly the focal point of the house and is dedicated almost entirely to an impressive open-plan reception space, designed to take full advantage of the exceptional outlook. This wonderful room incorporates both sitting and dining areas and enjoys superb views out to sea and upriver, with French doors opening onto a Juliette balconies at both ends of the room. The adjoining kitchen is particularly well appointed, fitted with a comprehensive range of units and integral appliances including a hob, oven, microwave, fridge/freezer and dishwasher. There is a study off the living room.

OUTSIDE

Riversea Cottage benefits from several attractive walled terraces which wrap around the house, creating a variety of sheltered areas for sitting, dining and entertaining. The terraces are bordered by mature shrubs and established planting, providing colour and privacy. The main dining terrace is particularly special, providing a wonderful seating area from which to enjoy superb views across the mouth of the Dart Estuary, Dartmouth Castle and the surrounding coastline. On the ground floor is a substantial integral garage measuring approximately 25'3" x 14'4", providing excellent parking and storage. Double doors open directly onto Beacon Road, with an additional up-and-over door at the far end.

DIRECTIONS (TQ6 0BS)

If arriving from Dartmouth, please park in Dartmouth and proceed on foot, catching the Lower Ferry across the estuary. Once in Kingswear, head up Fore Street, turning right before The Steam Packet Inn into Church Hill. Once in Church Hill, take the first right into Beacon Road and Riversea Cottage will be found further along on the left. NB Beacon Road is narrower than most lanes and all residents drive along the road in ordinary sized cars or smaller. Wider, modern SUVs will not fit.

What3words – ///daunted.memo.glance

PROPERTY INFORMATION

Services: Mains water, electricity, drainage.

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax Band: G

EPC rating: F

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





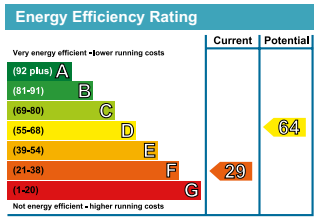


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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.





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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