

CORONATION COTTAGE

KINGSWEAR, DARTMOUTH, DEVON

JACKSON-STOPS

CORONATION COTTAGE, BRIXHAM ROAD, KINGSWEAR, DARTMOUTH, DEVON, TQ6 0BA

TOTAL APPROX. FLOOR AREA 1560.3 SQ FT / 144.9 SQ M

An Edwardian semi-detached home overlooking the water, beautifully presented with 3 double bedrooms, two bathrooms, private parking with lift, balcony and terrace



DISTANCES

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

GROUND FLOOR

- Entrance hall
- Sitting room with bay window
- Kitchen / dining room
- Study area
- Guest cloakroom

FIRST FLOOR

- Two double bedrooms
- Shower room

SECOND FLOOR

- Double bedroom with en suite bath / shower room
- Walk in wardrobe
- Balcony

OUTSIDE

- Water facing terrace
- Balcony
- Private parking with lift access to the rear courtyard
- Rear courtyard and storeroom

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, and a coffee shop. 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/ café, 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

Coronation Cottage is a beautiful Edwardian townhouse occupying a wonderful waterside setting overlooking Waterhead Creek, the River Dart and Dartmouth. Arranged over three floors, the house combines traditional period character with contemporary flair, having been renovated and reconfigured, in recent years, to an exceptionally high standard. This gorgeous home benefits from access to both Brixham Road, pedestrian only, and Lower Contour Road, where the driveway parking is located. From Lower Contour Road, there is access to the ground floor and first floor, via both steps and an external lift. At the rear of Coronation Cottage, on ground level, is a courtyard with a freezer room / outside store, and access to the kitchen. The kitchen is beautifully fitted with a good range of units and integral appliances include an oven, microwave / oven, hob, dishwasher, fridge freezer, and washing machine. Open plan to the kitchen is the dining room and a study area with creative foldaway desk. The living room features a bay window with lovely views, and a fireplace fitted with an electric log-effect stove.

















Double doors open to the kitchen / dining room. There is a guest cloakroom on this floor. Stairs rise to the first floor where there is a generous landing / hallway providing access to two double bedrooms, a family shower room and a utility cupboard.

The second floor is dedicated to the main suite, with a beautiful bedroom with doors leading to the covered balcony and an en suite bathroom with freestanding roll-top bath and walk-in shower.

OUTSIDE

To the front, overlooking the creek and the River Dart, is a full width dining terrace. From the parking area, a lift provides access to both ground- and first-floor levels of the house.

DIRECTIONS (TQ6 0BA)

From the Lower Ferry, proceed on foot uphill, until the road forks. Take the right-hand fork into Lower Contour Road - please note this is one way for vehicles. Continue past Chris Hoyle Marine on your left, and Coronation Cottage is situated further along the left. If driving, continue from the Lower Ferry, and bear left at the fork, and follow the one-way system out of Kingswear and back into the village along Lower Contour Road. Coronation Cottage will be found halfway along on the right-hand side.

What3words – ///swerves.custodial.circling



PROPERTY INFORMATION

Services: Oil-fired central heating, mains water, electricity and drainage.

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Council Tax Band: D

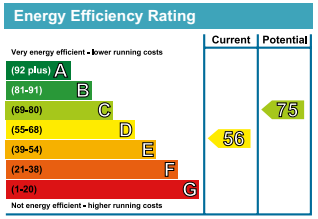
EPC rating: D

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

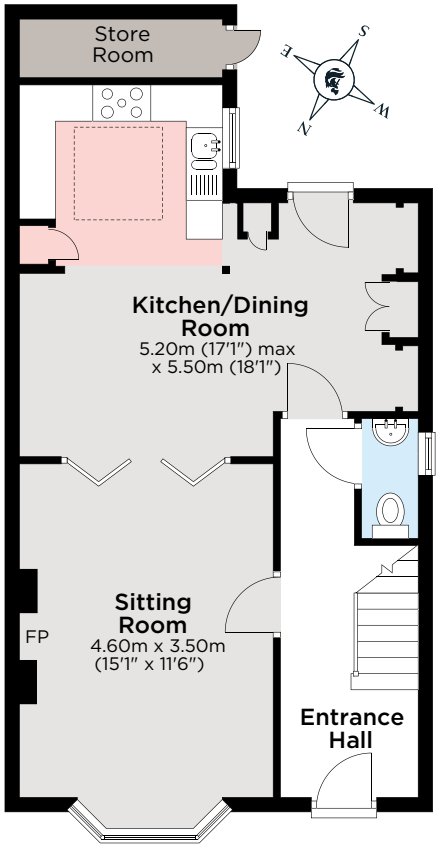
CORONATION COTTAGE

APPROX. FLOOR AREA
MAIN AREA: APPROX. 128.8 SQ M (1386.9 SQ FT)
OUTBUILDINGS: 11.8 SQ M (126.6 SQ FT)
LIFT: 1.8 SQ M (19.6 SQ FT)
EAVES: 2.5 SQ M (27.2 SQ FT)



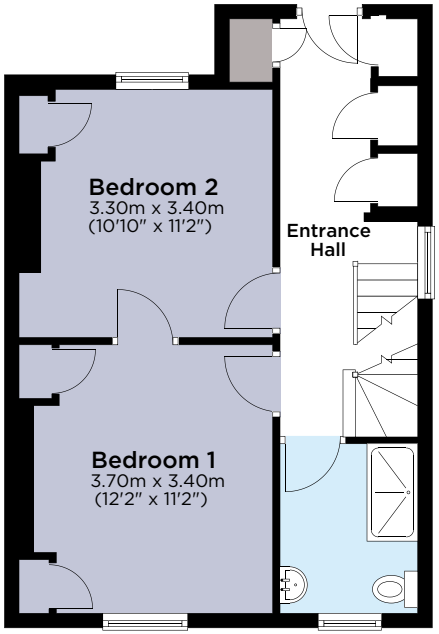
Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



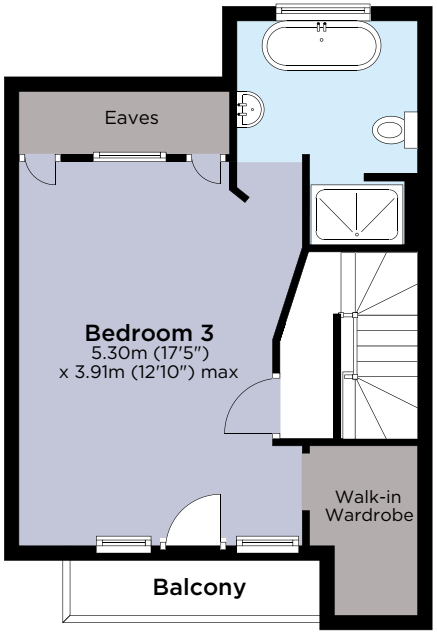
First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



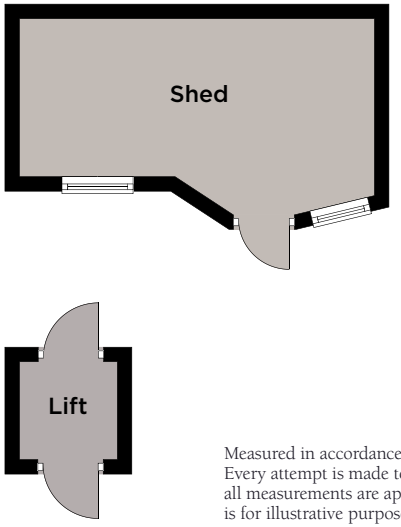
Second Floor

Main area: approx. 35.2 sq. metres (379.4 sq. feet)
Plus eaves, approx. 2.5 sq. metres (27.2 sq. feet)
(excluding Balcony)



Outbuildings

Plus outbuildings, approx. 11.8 sq. metres (126.6 sq. feet)
Plus lift, approx. 1.8 sq. metres (19.6 sq. feet)



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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