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## The Anchorage



#### SITUATION

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

#### DESCRIPTION

The Anchorage is a stunning detached residence situated in one of Kingswear's most prestigious locations. The property occupies a prime position on Redoubt Hill with breath-taking panoramic views across the river Dart to the historic Britannia Royal Naval College. This exceptional property seamlessly blends elegant family living with spectacular natural beauty in one of South Devon's most prestigious waterside locations. The accommodation briefly comprises a welcoming entrance hall, bright sitting room with open fire, sun lounge opening to terraced gardens, and a well-appointed kitchen featuring a wood-burning stove. The flexible layout includes five bedrooms across two floors, with the principal bedroom boasting a private balcony, while a ground floor bedroom with separate entrance provides annexe potential. The property benefits from a driveway leading to a double garage and mature landscaped gardens with multiple seating areas perfectly positioned to enjoy the spectacular river views and exquisite sunsets - creating the perfect South Devon riverside sanctuary.

A stunning 5 bedroom residence on prestigious Redoubt Hill with breath-taking river Dart views, versatile accommodation including annexe potential and mature gardens.

- No onward chain
- Stunning panoramic views
- 5 bedrooms
- 4 bath/shower rooms
- Mature gardens
- Various terraces
- Driveway parking
- Double garage
- Freehold
- EPC D / Council tax G

#### ACCOMMODATION

Upon entering through the front door, you're welcomed into a spacious and inviting entrance hallway that sets the tone for the quality accommodation beyond. The bright and airy sitting room features an elegant bay window framing those magnificent river views, while a traditional open fire creates the perfect focal point for cosy evenings. The adjoining sun lounge is a wonderful sanctuary where you can truly appreciate the ever-changing panorama of river life whilst enjoying seamless access to the terrace and landscaped gardens. At the heart of the home, the well-appointed kitchen combines both style and functionality. Enhanced by a characterful wood-burning stove and featuring a generous walk-in pantry, the kitchen boasts space for a range cooker and fridge/freezer whilst offering an integrated wine fridge and dishwasher. A separate utility room provides valuable additional storage and workspace.

The ground floor houses three thoughtfully positioned bedrooms, including one with private en-suite facilities. The third bedroom offers exceptional versatility with its own separate external entrance, creating the perfect opportunity for a self-contained annexe - ideal for guests, multi-generational living, or potential rental income.

An impressive staircase rises from the entrance hall to the first floor, where two further en-suite bedrooms await. The principal bedroom is particularly special, featuring elegant double doors that open onto a private balcony - your own personal vantage point to savour those sublime river views in complete privacy.

#### OUTSIDE

A private driveway provides ample parking for multiple vehicles and leads to a double garage complete with an adjoining 15-foot storage room - perfect for garden equipment, or additional storage needs. The gardens are truly a delight featuring an array of mature shrubs, colourful flower beds, and thoughtfully designed landscaping. Multiple seating areas and terraces have been strategically positioned throughout the grounds, offering numerous vantage points to savour the spectacular views, bask in the Devon sunshine, or witness the exquisite sunsets for which The Anchorage enjoys a front-row seat.

#### TENURE

Freehold.

#### SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG to hob.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

#### VIEWING

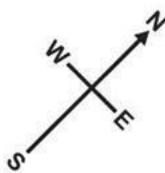
Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From The Square (lower/pedestrian ferry) proceed up Fore Street and take the first right turning on to Church Hill. Continue along the road and follow around to the left where the road becomes Ridley Hill. Proceed along the road bending to the right and then turn right at the junction with Redoubt Hill. Continue along the road where you will find the property on the left hand side.

**Guide Price**  
**£1,850,000**

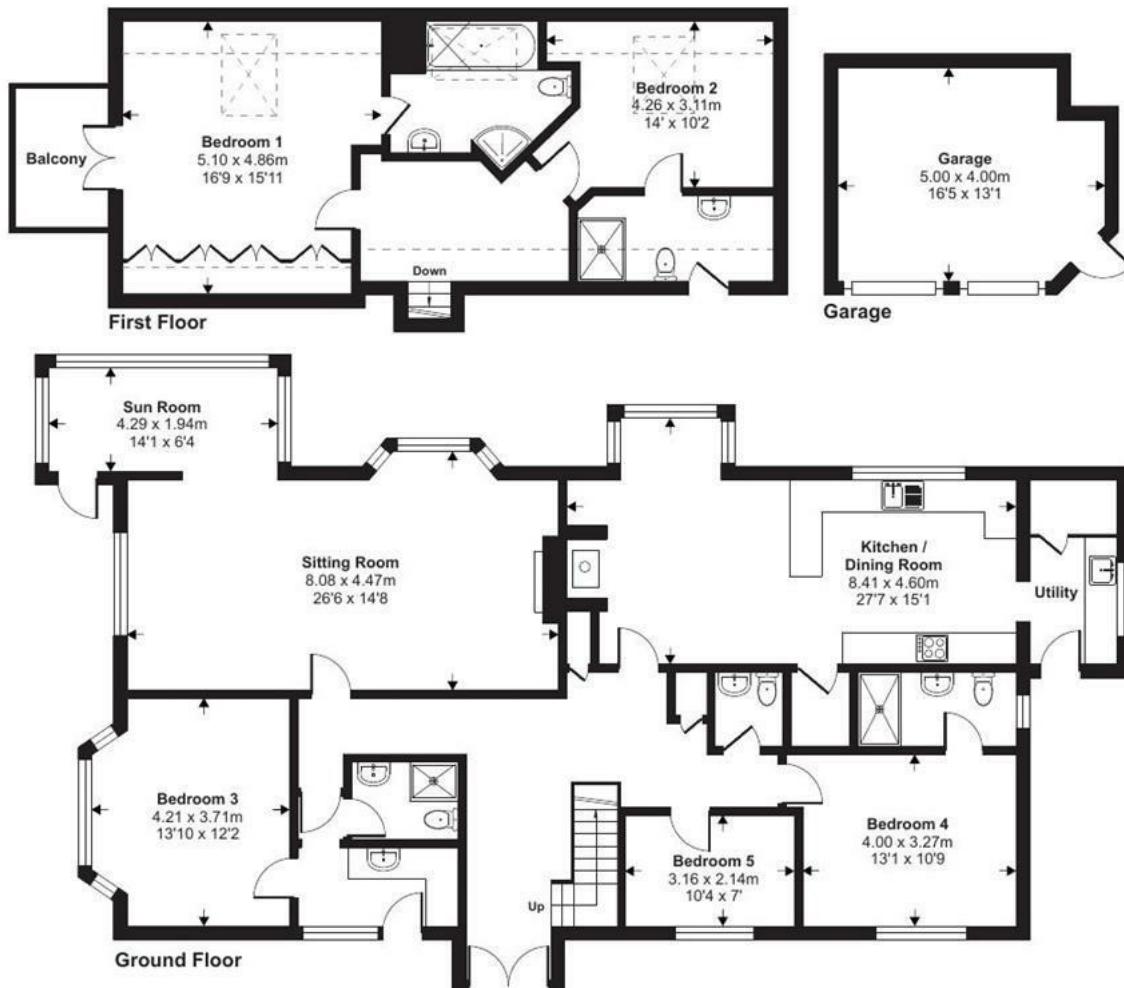




Denotes restricted head height

Approximate Area = 2246 sq ft / 208.6 sq m  
 Limited Use Area(s) = 139 sq ft / 12.9 sq m  
 Garage = 200 sq ft / 18.5 sq m  
 Total = 2585 sq ft / 240 sq m

For identification only - Not to scale

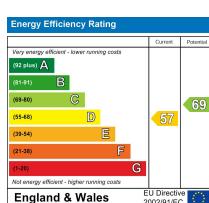


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

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