



**Lower Contour Road, Kingswear, Dartmouth,
Devon, TQ6**

Offers Over: £1,750,000

Freehold

Lower Contour Road, Kingswear, Dartmouth, Devon, TQ6

Nestled alongside the serene waters of the creek, this home emerges as a captivating haven. Originally constructed in 1967, this detached abode underwent a magnificent transformation in 2017 under the meticulous care of its current owner. Now, it stands as a beacon of luxury, boasting flexible living spaces exquisitely finished to the highest standards.

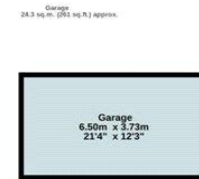
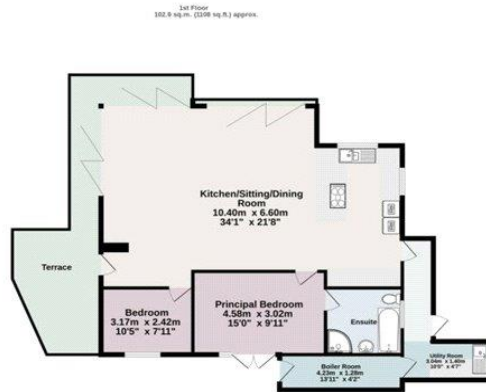
In 2018, The Boathouse was introduced, a splendid addition to the property's allure. This self-contained studio offers unparalleled vistas of the creek, complemented by garaging below, a testament to the dedication to both functionality and aesthetics.

Step inside and be greeted by an abundance of light and space spread across two floors. The first level unfolds into a breathtaking open-plan kitchen, sitting, and dining area, seamlessly merging modernity with comfort. A wrap-around terrace beckons, offering panoramic views that steal the breath away—a feature that defines luxury living at its finest. The principal bedroom, adorned with French doors leading to a private terrace, is accompanied by a contemporary en-suite, epitomizing indulgence. Additional amenities on this level include a versatile bedroom, currently serving as a dressing room, a utility area, and a boiler room.

Ascend the spiral staircase to discover an expansive family room, where bi-fold doors unveil yet another terrace, a sanctuary elevated above the creek. Here, a sunken hot tub awaits, inviting relaxation amidst nature's splendour. Two more en-suite bedrooms complete this level, one featuring a dressing room for added opulence.

Outside, the grounds of the home enchant with their meticulously curated gardens and terraces, each vantage point offering a new perspective on waterfront living. Accessible via Brixham Road, the property provides convenient off-road parking beside the garage, while pedestrian access from Lower Contour Road offers additional parking through permits from the Local Authority.

A crowning jewel of this abode is The Boathouse, a detached marvel that adds both versatility and charm. With a self-contained studio on the first floor and garaging below, it serves as a lucrative opportunity for holiday lettings. Inside, vaulted ceilings soar above an open-plan living space, complete with a fully equipped kitchen and a cozy wood burner, all framed by French doors that frame the creek's vista with perfection.

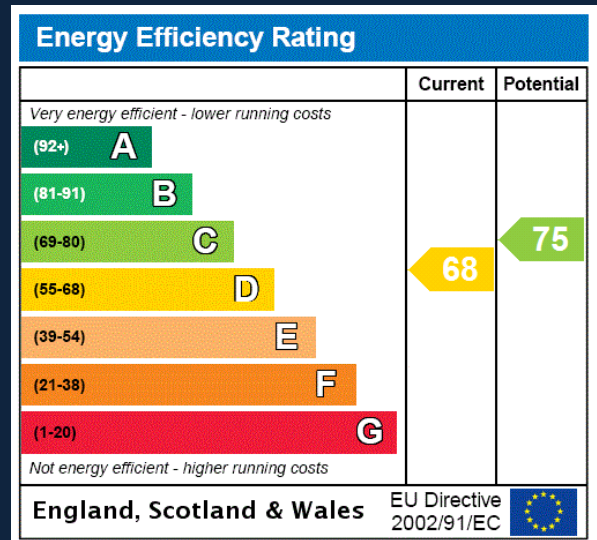


TOTAL FLOOR AREA : 237.6 sq.m. (2557 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE BOATHOUSE





