

Temeraire, Dartmouth, Devon





A four bedroom Edwardian detached house with additional garden studio/ en suite bedroom, garage and parking. Sublime **views of the River Dart.**

Summary of accommodation

Ground Floor: Entrance porch | Boot room/utility | Cloakroom | Living room | Dining room
Kitchen/breakfast room | Full length pantry

First Floor: Main bedroom with en suite shower room | Three further bedrooms
Shower room | Bathroom

Second Floor (Accessed from the rear garden): Studio/bedroom 5 with en suite shower room

Outside: Gardens | Garage | Storage area | Parking

Distances

Totnes Train Station 12 miles, A38 Devon Expressway (M5) 19 miles
(All distances and times are approximate)



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Situation

Temeraire is situated at the lower end of Swannaton Road, a single track lane that winds its way uphill away from the hustle and bustle of the town. With the likes of Dyer's Hill and Gallants Bower, both National Trust owned woods nearby, Temeraire has wonderful countryside walks on its doorstep and is a short stroll from Dartmouth's waterfront, shops and restaurants. Dartmouth is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches and glorious countryside. Dartmouth sits at the mouth of the River Dart, one of five estuaries to be found in the South Hams and is home to the Britannia Royal Naval College. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe. Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.



The property

Temeraire sits in one of the finest vantage points of the River Dart Estuary, offering exceptional views both up and down the river. This elegant, detached Edwardian house was built in 1910 and offers well-proportioned rooms, all beautifully presented. The living room offers an exceptional floor to ceiling bay window which captures the view in its entirety, whilst the dining room offers a similar view, also from a bay window but with the addition of a window seat.

The kitchen is fitted with free standing units and complimented with a full-length pantry/wine cellar and utility room with double doors leading to the wrap around terrace.

The first floor offers a main bedroom with en suite shower room, three further bedrooms, a bathroom and further shower room. Both bedrooms to the front offer magnificent views of the river through bay windows and the bedroom to the rear has tri-fold doors leading to a private terrace, again with river views.

The roof space has been converted to a bedroom/studio with en suite shower room and benefits from independent and external access through the garden.

Gardens

The gardens are delightful feature of Temeraire, with steps rising from Swannaton Road to a full width front terrace offering uninterrupted panoramic views and a well-established rockery garden.

To the rear is a large, decked terrace with an impressive 'rambling rector' rose covered balustrade and a primrose filled orchard beyond, with an abundance of wild daffodils and spring bulbs. Beyond the rear boundary is Dyer's Hill, a beautiful woodland owned by the National Trust.

Garage with parking in front.



Services

All mains services are connected

Fixtures and fittings

All items usually known as owner's fixtures and fittings, whether mentioned or not in these particulars, together with all items of equipment and garden statuary are excluded from the sale, but some may be available by separate negotiation.

Directions (TQ6 9RL)

Proceed into Dartmouth on the A379 and continue down the hill towards the town. From the centre of town, keep the 'Boatfloat' on your right and continue along The Embankment, turning right into Hauley Road following the signs to Dartmouth Castle. At the junction, proceed straight over into Newcomen Road, which in turn becomes South Town. Swannaton Road is about ½ mile along and is the last turning on the right-hand side before the main road descends towards Warfleet. The entrance to Temeraire will be found on the right.

Property information

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax: Band F

EPC rating: D

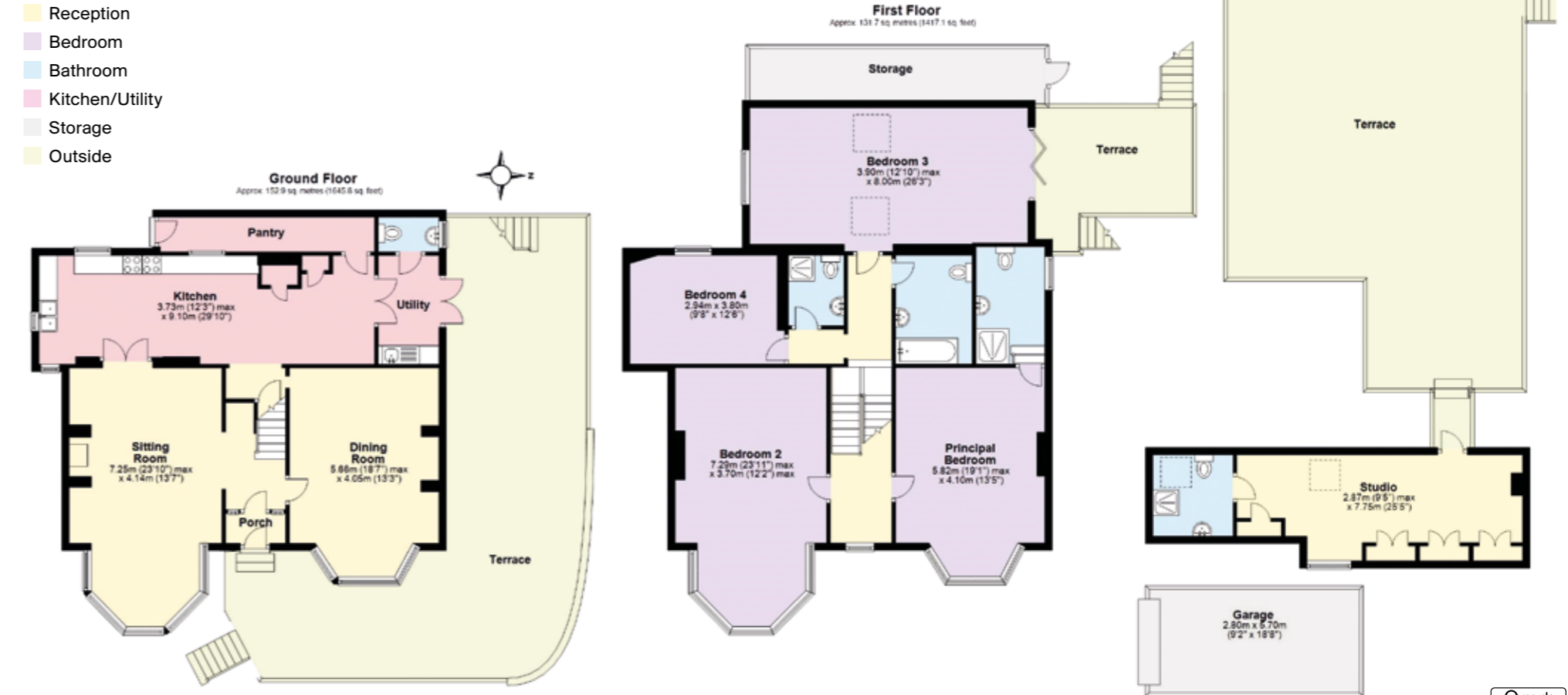
Guide price: £1,475,000

Approximate Gross Internal Floor Area

3342.3 sq ft / 310.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024, Photographs and videos dated February 2023.

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