



Oversteps House, Kingswear, Dartmouth

---





A delightful Edwardian country house, set in beautiful grounds of about 3 acres, with **lovely views** across the gardens, neighbouring farmland, and extending down the valley beyond.

**Summary of accommodation**

Entrance porch | Entrance hall | Double reception room with drawing room and snug | Sitting room | Kitchen/dining room with adjoining snug/TV room | Laundry and boot room | Rear porch | Basement/cellar with windows/natural light

Principal bedroom with en suite bath and shower room | Guest bedroom with en suite shower room | Three further double bedrooms  
Further shower room

Driveway with ample parking | Gardens | Stream | Pond

**In all about 3 acres**

**Distances**

Totnes 11 miles, Exeter 31 miles, Exeter Airport 33 miles (London City Airport 1 hour)  
(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Sarah-Jane Bingham-Chick  
01392 423111  
[sj.chick@knightfrank.com](mailto:sj.chick@knightfrank.com)



## Location

Oversteps House is in the village of Kingswear, which lies at the mouth of The Dart Estuary, in the South Devon Area of Outstanding Natural Beauty. The house is situated in unspoilt countryside, with glorious views stretching down the valley, which in turn leads to Waterhead Creek. Kingswear is home to the Royal Dart Yacht Club, two large marinas and the Dartmouth Steam Railway. Kingswear has a primary school, a church, a couple of good pubs, a bistro, a post office/newsagents and a convenience store. The beautiful waterside town of Dartmouth is accessible via three ferries, which operate every day, all day, and the town offers two supermarkets, a cinema, two swimming pools, a wonderful selection of pubs, restaurants and cafes, and a new Health Centre. The South-West Coast Path runs through the village and the Dartmoor National Park lies approximately 10 miles to the north, providing an abundance of opportunities for outdoor pursuits. There are well-regarded golf courses nearby at Churston and Dartmouth, and there are many beaches and coastal walks within easy reach. Communication links in the area are excellent with access to the M5 at Exeter via the A380, and a regular mainline service from Totnes to London Paddington in 2 hr 40 mins.



## The property

Oversteps House is a beautiful Edwardian home, built in 1903, and with wonderful proportions, high ceilings and tall and wide windows, all classic features of this short, but elegant, architectural period. The house, which has been sympathetically refurbished to a very high standard by the current owners and is beautifully presented, is built of local stone with partly rendered and tile-hung gables under a slate roof. Many original architectural features remain, including Edwardian floor tiling in the front porch, exposed roof timbers, dado rails and cornicing. The ground floor has three gorgeous reception rooms including a double reception room of drawing room and snug which has a brick built open fire, large bay window with window seat, and French doors to the terrace and gardens. In the sitting room is a woodburning stove set within a fire recess, and square bay window with views across the garden. The heart of the house is the beautiful open plan kitchen /dining room with adjoining snug. The handmade kitchen is beautifully appointed with a range of units under Italian quartz work surfaces and a slate floor with underfloor heating. Appliances include an electric Rangemaster cooker, a dishwasher, and an American style fridge/freezer. There is a double sink, and double doors lead to the garden. In the adjacent laundry/boot room is a single butler sink and wood-fired pizza oven.



The first floor comprises a galleried landing, five double bedrooms, and a family shower room. The principal bedroom has an en suite bath and shower room, with roll top bath, and the second bedroom also benefits from an en suite shower room.

The basement of the house is accessed via a flight of steps and an external door. The basement is divided into two rooms, both with windows offering an abundance of natural light. The basement is currently in need of upgrading, but would make a wonderful hobby room or games room.

### Garden and grounds

The gardens are a glorious feature of Oversteps House, combining a level lawn and a series of level, terraced lawns with sloping, "wilder" areas of woodland. The bluebell woodland extends to about one acre and incorporates a mix of native evergreen and broadleaf trees, underplanted with flowering bulbs. There are seating and dining areas, within the gardens, and views stretch out over the grounds and unspoilt, rolling countryside beyond. The grounds are designed to require minimal maintenance, with a rich variety of flowering shrubs, and a pretty spring-fed stream flows through the grounds. In all the gardens and grounds extend to about 3 acres.

### Services

Mains water and electricity. Private drainage (new septic tank installed 2022). Oil-fired central heating via underfloor heating and radiators.

### Directions (Postcode: TQ6 ODY)

What3words: states.drooling.expressed

Follow the road out of Kingswear towards Brixham, following the road around Waterhead Creek. The driveway to Oversteps House will be found a short way along on the righthand side, before reaching the T-junction.

### Property information

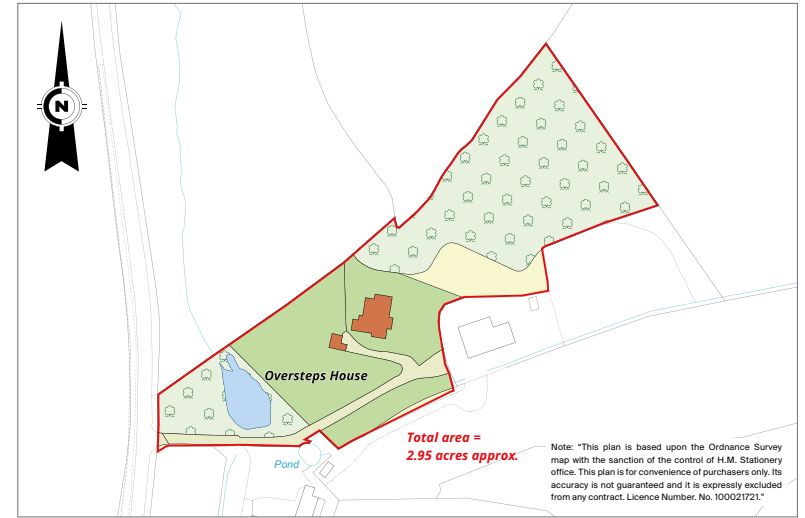
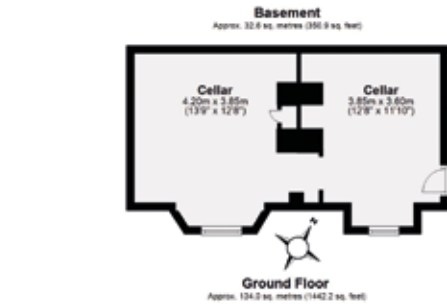
Tenure: Freehold  
Local Authority: South Hams District Council (www.southhams.gov.uk)  
Council Tax: Band G  
EPC Rating: F  
Guide Price: £1,500,000



**Approximate Gross Internal Floor Area**  
**290.2 sq m (3123.4 sq ft)**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com