

# Stepping Stones, Swannaton Road, Dartmouth

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A well-presented detached house, situated in an elevated position, with **glorious countryside views**, four bedrooms, three bathrooms, parking for two cars, garage and gardens.

**Summary of accommodation**

**Ground Floor**

Entrance hall | Kitchen | Utility | Cloakroom | Sitting room | Living/dining room | Full width balcony

**Lower Ground Floor**

Hallway | main bedroom with en suite bath/shower room | Second bedroom with en suite bath/shower room | Two further bedrooms  
Family bath/shower room

**Garden level**

Garden Room/Studio

**Outside**

Parking for two cars | Garage | Greenhouse | Workshop

Gross Internal floor Area 1,969 sq ft (182 sq m)

**Distances**

Short walk to Dartmouth town centre, Blackpool Sands beach 3 miles, Totnes (mainline rail-link to London) 12 miles

(All distances 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)





## The location

Stepping Stones is situated on Swannaton Road, a single-track lane which winds uphill, away from the hustle and bustle of the town centre. From this elevated position the views are glorious, extending across the valley, and there is a real sense of peace and tranquillity. Swannaton Road is a short stroll from Dartmouth's town centre, where there is an abundance shops, boutiques, galleries, pubs and restaurant, and is home to the Britannia Royal Naval College.

The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe. Dartmouth lies within the South Devon Area of Outstanding Natural Beauty and within the district known as the South Hams.

The nearby town of Totnes (12 miles) offers a main line rail link to London Paddington (2 hrs 40 mins) and the A38 (19 Miles) provides access to the Cities of Plymouth and Exeter, and the M5 beyond.

## Stepping Stones

Built in the 1960's, in a glorious elevated position to take advantage of the panoramic view across the valley woodland and fields, Stepping Stones was extended in 2012 and has been beautifully maintained since. The house offers spacious, light and comfortable accommodation, arranged over three floors.

The ground floor comprises an entrance hall, which leads to a lovely L shaped dining/living room with wood burner and doors in a wall of windows, which open to a full width balcony, giving the room a spectacular outlook. This room leads to an additional sitting room with bay window.



The beautifully fitted kitchen, complete with integral appliances and an electric Rangemaster, also enjoys the views and there is a utility room and cloakroom.

Stairs descend from the entrance hall to the lower ground floor, where there are two en suite bedrooms, two further double bedrooms, one with a balcony, and a family bathroom. All the bedrooms enjoy lovely views over the garden to the hillside beyond.





There is a garden room/study with storeroom attached at garden level, and this is approached either by the spiral staircase from the balcony on the lower ground floor down to the terrace, or via the garden.

## Gardens

The gardens are a wonderful feature at Stepping Stones and complement the house beautifully. There is a full width wrap around terrace and the sloping gardens beyond, are well established with an array of mature shrubs including rhododendrons, azaleas and camellias. A network of paths lead through the gardens, with places to sit and enjoy the view. To the front of the property is further terracing and a stonewall which offers total privacy. There is driveway parking for two cars and a garage with workshop.

## Services

Mains gas, water, drainage and electric.



## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ6 9RL)

What3words: ///napkins.stunt.lively

From the centre of town, keep the 'Boatfloat' on your right and continue along The Embankment, turning right into Hauley Road, signposted 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 road descends towards Warfleet. Stepping Stones will be found towards the end, on the left.

## Property information

Tenure: Freehold

Local Authority: South Hams District Council

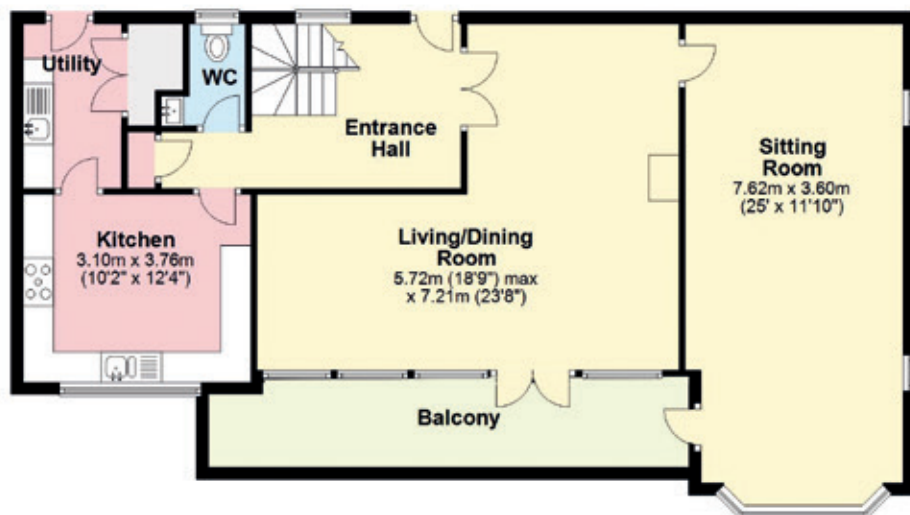
Council Tax: Band G

EPC Rating: C

Guide Price: £850,000

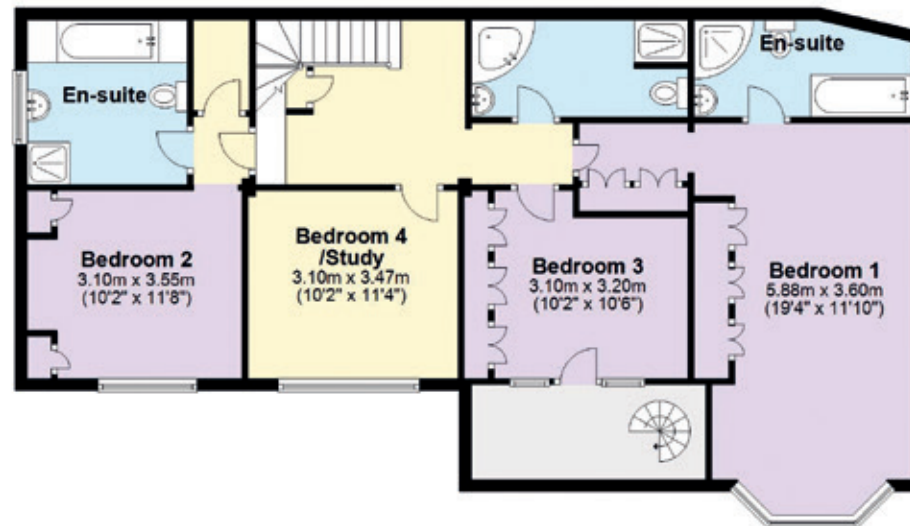
## Ground Floor

Approx. 90.8 sq. metres (977.8 sq. feet)



## Lower Ground Floor

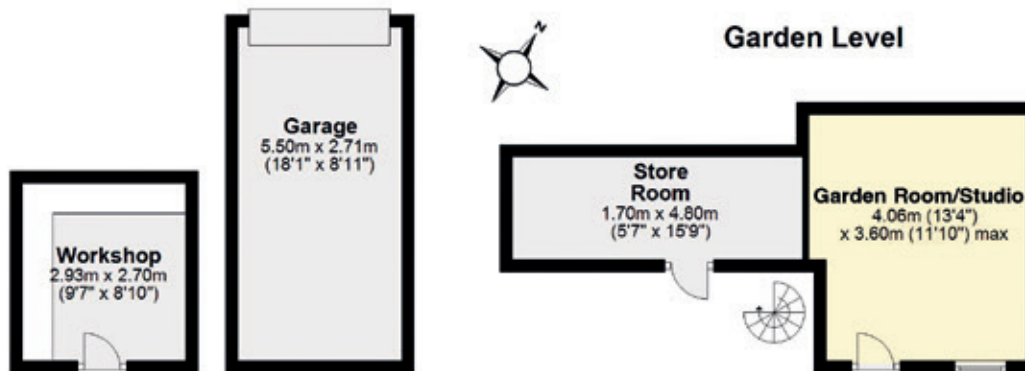
Approx. 92.1 sq. metres (991.3 sq. feet)



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

Approximate Gross Internal Floor Area  
1,969 sq ft (182 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.



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 May 2024. Photographs and videos dated May 2024.

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