STAGS



Hove-To

Hove-To, Bridge Road, Kingswear, Dartmouth, TQ6 ODZ







Torquay 10.5 miles Totnes 11.2 miles
Exeter 31.4 miles

A characterful semi-detached two-bedroom cottage, enjoying fantastic river views, with an attached workshop/garage, parking and a courtyard garden. Requiring updating, with potential for further development, subject to any necessary planning consents.

- 2 bedrooms
- River views
- Courtyard garden
- Garage/workshop
- Parking space
- Modernisation project with potential
- 1,797 sq ft of accommodation and garaging
- Freehold
- Council tax band: D

Guide Price £395,000

SITUATION

Hove To, aptly named, is a historic cottage and originally the stable for the adjoining former Ferry Rock Inn. The Higher Ferry is now a larger roll-on, roll-off car ferry, taking you to Dartmouth within minutes.

The property is set within the designated landscape of South Devon, formerly known as an Area of Outstanding Natural Beauty. Dartmouth, home to the Britannia Royal Naval College, is popular with the sailing community and offers excellent marina facilities and deep-water moorings, while nearby Kingswear is home to the well-regarded Royal Dart Yacht Club.

There is plenty to enjoy in the area, with the South West Coast Path on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton, while a regular bus service links to the towns of Torbay. The South Devon Expressway (A380) is approximately 8.5 miles away, providing speedy access to Exeter and beyond, whilst mainline rail services to London Paddington are available from Totnes and Newton Abbot.

DESCRIPTION

Hove To has been in the same ownership for many years and has been a much-loved family holiday home. Offering two bedrooms, a rear courtyard garden and, at the end of the property, a stone-walled decked area enjoying splendid views across the River Dart towards Dartmouth and Old Mill Creek.

There is a good-sized open living/dining room with plenty of natural light, good ceiling heights, a feature chimney breast and a wood-burning stove. The attached garage/workshop offers an opportunity to extend the accommodation, subject to the necessary planning consents.

ACCOMMODATION

The property has two front entrance doors, one opening into the kitchen/breakfast room, which is fitted with a range of under-counter units, a breakfast bar, electric cooker and space for a fridge/freezer.

The living/dining room enjoys views across the road to the River Dart and provides a wealth of character, with exposed beams, a stone fireplace with inset wood-burning stove and painted stonework.

The utility room has a sink, space for fridges and a freezer, and an external door opening onto the rear courtyard garden. There is also a ground floor WC, accessed from the sitting room, together with a woodshed/outside store accessed from the courtyard garden.

The first floor offers two good-sized bedrooms, both enjoying river views, good ceiling heights and built-in wardrobes, with Bedroom 2 also benefiting from its own wash hand basin. There is a good-sized bathroom with an airing cupboard, bath, wash hand basin and WC, also enjoying river views.

OUTSIDE

To the rear of the property is a courtyard garden with a high stone-faced boundary wall and lower stone wall, leading around to the side where there is a walled decked area enjoying views over the hustle and bustle of the River Dart and the steam railway.

The attached garage provides parking for one vehicle. The workshop area offers potential to be incorporated into the accommodation, subject to any necessary planning consents. At the end of the semi-detached property is a parking space with a lockable bollard.

AGENTS NOTE

The property does require some updating / work. No formal survey has been carried out on the property (As at 26.10.26)

SERVICES

Mains electricity, water and drainage. Electric night storage heating.

DIRECTIONS

From Dartmouth: Follow signs for the town centre and Higher Ferry. Take the ferry, cross the Dartmouth Steam Railway tracks on arrival, and the property is immediately on the right at the top of the slipway. Parking is at the end of the building.

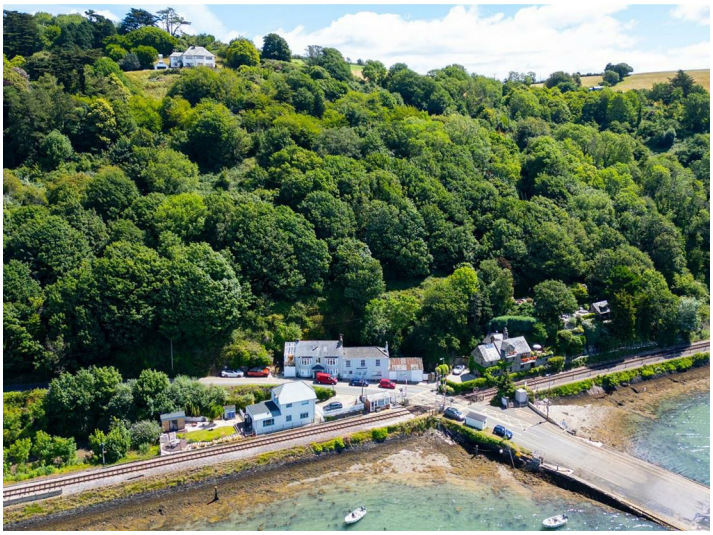
From Churston Ferrers (A379): At Hillhead, take the right fork onto Bridge Road ("Dartmouth via the Higher Ferry"). The property is on the left, just before the railway tracks and ferry slipway. Parking is beside Ferry Rock Cottage, marked "Hove-To Private".

Property: https://w3w.co/damp.whoever.scrambles

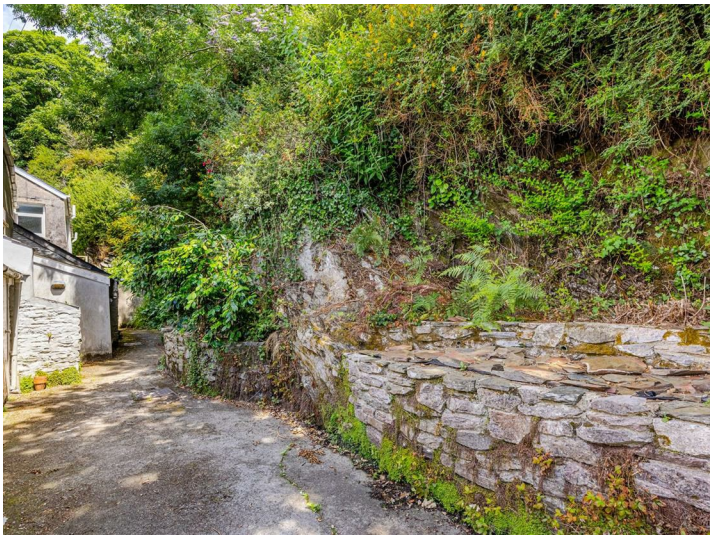
Parking space:
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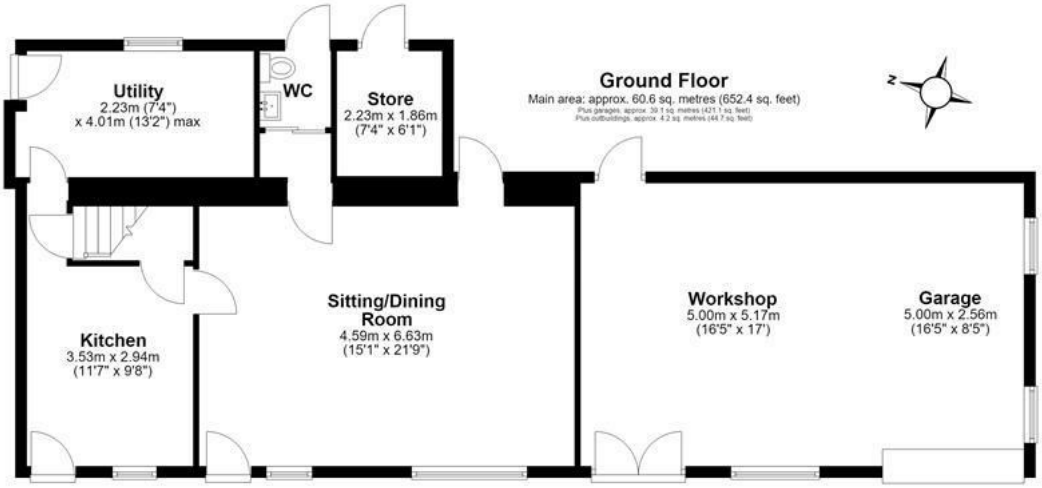










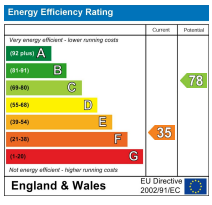




Main area: Approx. 106.4 sq. metres (1145.4 sq. feet)
Plus garages, approx. 39.1 sq. metres (421.1 sq. feet)
Plus outbuildings, approx. 4.2 sq. metres (44.7 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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