



8 Westerland Higher Contour Road, Kingswear, TQ6 0DJ
Freehold House - Terraced
£265,000

boycebrixham
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This beautifully presented terraced home occupies an elevated position in the picturesque village of Kingswear, offering breathtaking panoramic views over the River Dart towards Dartmouth, the iconic Britannia Royal Naval College, and the surrounding rolling countryside.

The property has recently undergone a programme of tasteful improvements, including new carpets and fresh décor throughout, brand-new high-spec electric radiators, and a newly built quality timber deck to the front, perfectly positioned to take in the fabulous vista. The neat and sunny south-facing rear garden provides a peaceful outdoor retreat and enjoys day-long sunshine.

Deceptively spacious, the accommodation comprises four generous bedrooms (two ensuite), a stylish lounge with feature fireplace, a well-equipped kitchen/diner, and a modern family bathroom. Natural light flows throughout, creating a bright and welcoming atmosphere, enhanced by the recent upgrades that blend comfort with contemporary style.

The home is accessed via steps from Higher Contour Road, leading into a welcoming entrance hall with a large storage cupboard. On the ground floor is a versatile double bedroom overlooking the front and enjoying stunning river views, complemented by a smart ensuite shower room.

Upstairs, the first floor features a light-filled lounge enjoying superb views across the Dart, a separate WC, and a useful utility cupboard with plumbing. A door from this level opens to the terraced rear garden. The spacious kitchen/diner provides an ideal social hub, with ample storage, a pantry, and access to the garden.

The second floor offers three further double bedrooms, including the front-facing principal bedroom with spectacular views and a stylish ensuite shower room. The remaining bedrooms are both well-proportioned, one enjoying the front aspect and one overlooking the rear garden. The family bathroom features a modern white suite with a shower over bath, combining practicality with contemporary design.

Externally, the new front deck provides a wonderful space to relax or entertain while soaking up the remarkable views, while the south-facing rear garden offers a tidy, sunny space perfect for outdoor dining or peaceful enjoyment.

Further peace of mind is provided by a recently renewed roof (2015), UPVC double glazing throughout, and modern electric heating, provided by TOP OF THE RANGE DIMPLEX QUANTUM radiators. These are highly efficient and add to the already-economic merits of the property. The property is freehold, connected to mains water, drainage, and electricity, and offered to the market with no onward chain.

Location
Kingswear is one of South Devon's most sought-after villages, renowned for its colourful hillside homes, charming community, and spectacular setting on the sunny east bank of the River Dart. The village offers a range of amenities including a primary school, church, post office, general store, two welcoming pubs, a marina, yacht club, and steam railway. A short ferry crossing brings you to Dartmouth, a vibrant historic town filled with shops, restaurants, and cultural attractions.

Agents Note:
A South Hams District Council Covenant applies to this property. Prospective purchasers must demonstrate that they have either lived or worked in Devon for the three years immediately prior to purchase, or have lived in the South Hams District for a cumulative total of seven years within the past twenty.

Council Tax Band: D



- Four Bedroom Family House
- Incredible Views Of River Dart
- With Front And Rear Gardens
- Prestigious Kingswear Location

- Recently Refurbished Throughout
- Two Ensuite Shower Rooms
- Spacious, Versatile Accommodation
- Offered With No Onward Chain



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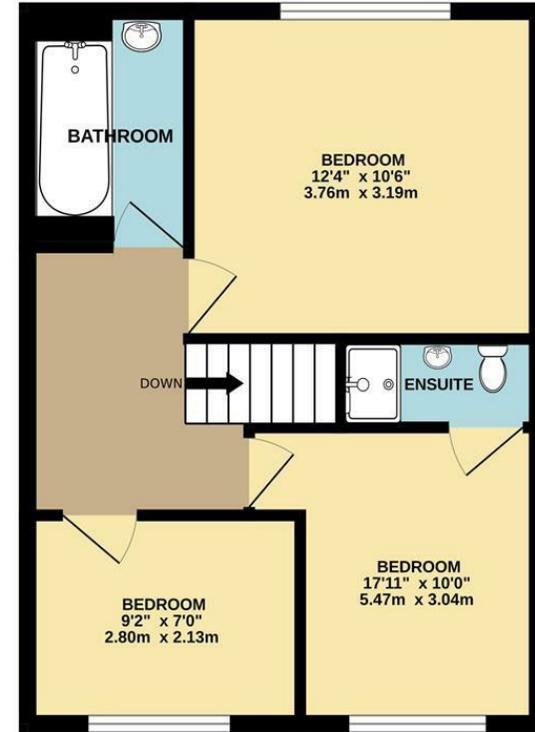
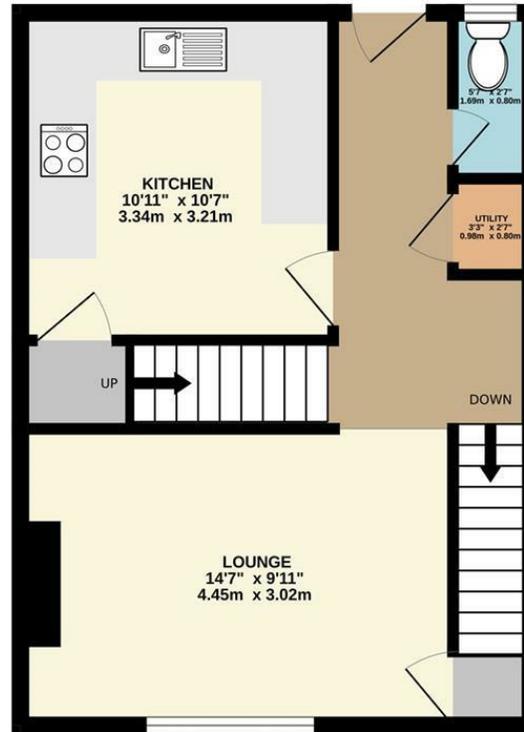
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1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.

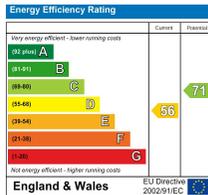


TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

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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Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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