





DARTMOUTH

DH 99

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Ferrystone offers a well-considered combination of comfortable living and practical flexibility. Thoughtfully arranged to support everyday life and time spent on the water, this home also benefits from useful income potential - currently operating as a holiday let and having a separate rented retail unit below.

On entering the house through your own front door, you have a useful Porch area off which is the Utility Room and access to the Garage.

These areas provide practical spaces for storing wetsuits, sailing equipment and outdoor clothing after time spent on the river.

The Garage itself offers valuable storage for boats, paddleboards and leisure equipment, supporting an active coastal lifestyle.



On the first floor at the heart of the home, with its stylish clean-lined cabinetry and light worktops, the Kitchen is designed for easy day-to-day use, its windows framing a peaceful outlook across the pretty surrounding gardens.

Across the Hallway, the Dining Room provides a comfortable setting for both entertaining and quieter moments. Featuring a window seat positioned to take in views across the River Dart, creating a natural place to pause with a book or simply watch the movement of the water below.





The Living Room is a generous space, arranged to take full advantage of its proportions and natural light. Comfortable and well-balanced, it offers ample room for relaxed everyday living. The large window draws in the changing light throughout the day and enhances the connection to the surrounding setting, while the scale of the room creates a calm and welcoming atmosphere.

Whether used for quiet evenings, entertaining friends or simply unwinding after a day on the river, the Living Room provides a central and inviting heart to the home.



*Stylish Living*



Outside, a generous south-facing sun Terrace extends the living space, where the outlook and changing light create an inviting setting for dining, conversation or peaceful afternoons in the open air.

*Outdoor Living*





Upstairs, this lovely home has been designed with rest in mind. Three well-proportioned double Bedrooms provide calm, private spaces, each with its own river outlook.

The Principal Bedroom benefits from an Ensuite Shower Room and enjoys river views, as does the second Bedroom, while the third looks across the peaceful side of the Village as well as offering those calming water views.

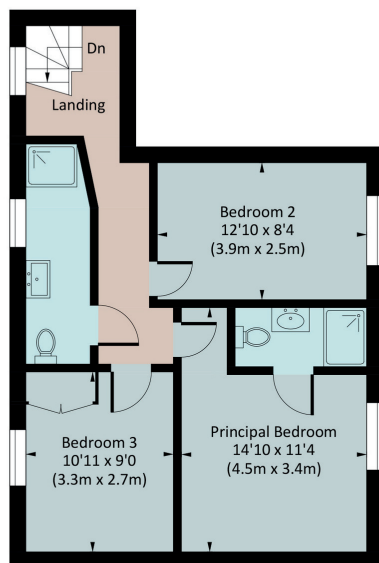
The arrangement of the Bedrooms feels considered and balanced, with each space offering its own character and outlook.

*Rest Easy*

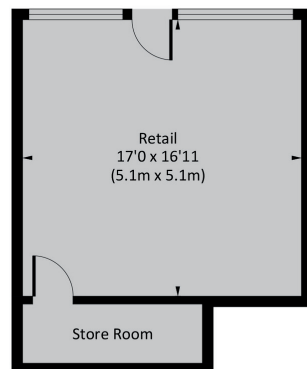
# FERRYSTONE

Approx. gross internal area = 1331 Sq Ft. / 123.7 Sq M. Inc Garage

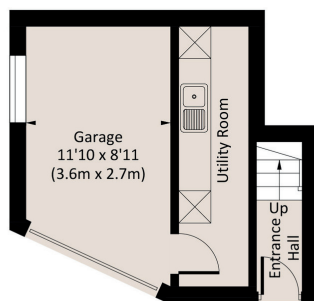
Retail Unit = 333 Sq Ft. / 30.9 Sq M.



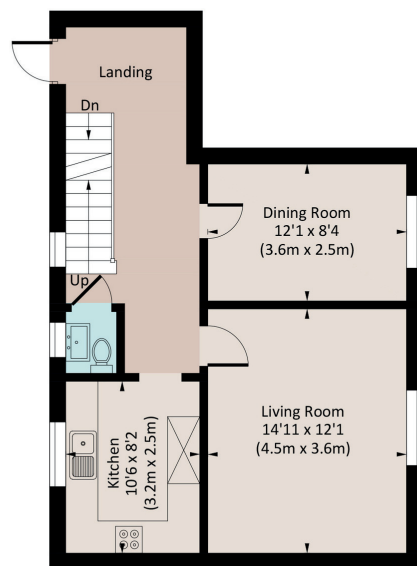
SECOND FLOOR



RETAIL UNIT



GROUND FLOOR



FIRST FLOOR

## The Little Details

In addition to its appeal as a private home or second residence, Ferrystone also offers useful income potential. Ferrystone is currently operated as a successful holiday let and the retail unit located below the house provides an additional source of revenue, offering flexibility for those seeking a property that can support itself in part.

- Postcode: TQ6 0AA
- Location: Conservation Area & above a retail unit
- Tenure: Freehold with granted lease to adjacent property and commercial premises. Post Office lease is 21 years from 2011 providing an annual rental income of £6,860 and a 999 year lease from 1996 to 4 The Square. No service charges demanded.
- Council Tax: Band Currently Business Rated
- EPC Rating: House: Band F, Retail Band C
- Local Authority: South Hams District Council
- Access: Flight of stairs from the street
- Broadband Speed: Upto average 51 mbs
- Mobile Coverage: Good
- Mains: Water, Electricity & Drainage
- Heating: Electric
- Parking: Integrated Garage for a small car
- Transport: Paignton (7 miles) for mainline trains to London A38 Devon Expressway - 20 miles
- Location: Central village position, close to the yacht club, ferries to Dartmouth, historic public slipway and the South West Coast Path



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*We would love to show you around*

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