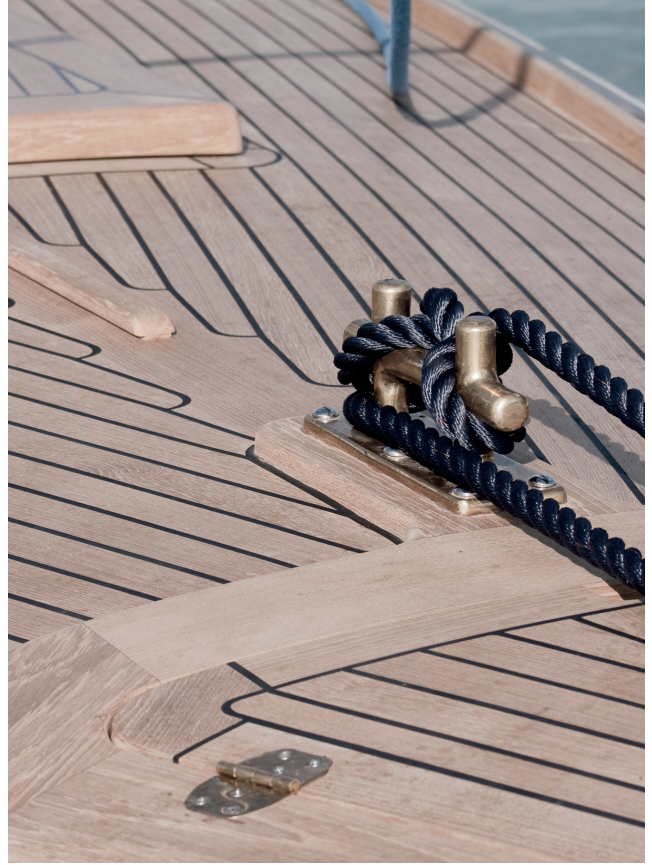


# N0 3 DART MARINA

---

**DO THINGS AT YOUR OWN PACE.  
LIFE'S NOT A RACE.**



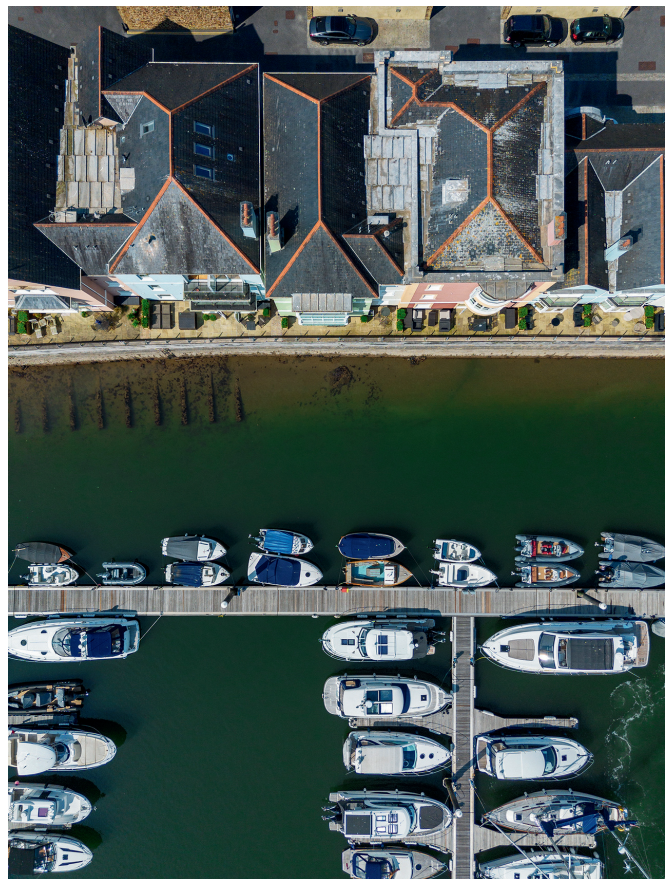


# Content

---

1. THE DEVELOPMENT
2. DARTMOUTH LIFE
3. BENEFITS OF MARINA LIVING
- 4.3 DART MARINA
5. THE FLOOR PLAN
6. TIPS FOR RIVERSIDE LIVING
7. THE LITTLE DETAILS

At the water's edge within the private setting of Dart Marina, 3 Dart Marina offers a rare opportunity to live beside one of the most captivating stretches of the River Dart. This elegant Townhouse enjoys a privileged south-facing position, one of only a handful within the marina to benefit from such orientation, ensuring long hours of light across its Terrace and Living Spaces. Launched in 2008 by the respected architectural practice Kay Elliott Architects, the house combines thoughtful design with a quietly confident sense of style, creating a home that is both practical and visually pleasing.



# *A Life Of Style*

DESIGNED BY AWARD-WINNING ARCHITECTS KAY ELLIOTT, THE ELEGANT DEVELOPMENT AT DART MARINA IS CONTEMPORARY IN STYLE YET BUILT IN COMPLETE SYMPATHY WITH ITS FAMOUS RIVERSIDE LOCATION

Overlooking the glorious River Dart, the broad range of accommodation includes houses and apartments. Finished to impeccable standards they represent a rare opportunity to acquire a luxurious riverside property in fabulous surroundings.

The properties are private and secluded with fabulous river views and secure allocated parking.

The new owners of No 3 will be able to enjoy waterside living at its very best, with the added advantage of first-class hotel facilities nearby.



## *Dartmouth Life*

DARTMOUTH HAS BEEN A YACHTING CENTRE SINCE EDWARDIAN TIMES AND ITS ROYAL REGATTA IS A HIGHLIGHT OF THE RACING SEASON. THE SHELTERED ESTUARY IS ENCLOSED BY WOODED HILLS AND THE FAMOUS NAVAL COLLEGE LOOKS DOWN FROM ITS STATELY GROUNDS.

Life in Dartmouth turns around its colourful waterfront, where boats of all kinds come and go. The river looks idyllic on a still morning, gradually coming to life as yachts and motor cruisers, fishing boats and dinghies create a changing picture of sheer enjoyment afloat. There's plenty to do and plenty to watch and days pass pleasantly on and beside the Dart.

Dartmouth has many fine old inns and a fantastic choice of restaurants, bistros and cafes, some tucked away in the charming back streets of this historic port. The town has first-class shops and some stylish galleries and studios.





# Benefits Of Marina Living

---

Marina living offers a unique and vibrant lifestyle that combines the tranquility of waterfront views with the convenience and excitement of being close to boating activities.

One of the most compelling benefits is the unparalleled access to the water. Residents can enjoy a wide range of water-based recreational activities, from sailing and fishing to kayaking and paddle-boarding, all just steps away from their doorstep. This proximity to the water often encourages an active, outdoor lifestyle, fostering both physical and mental well-being.

Marina communities typically maintain well-kept, scenic environments, providing a serene backdrop for relaxation and socialising. The gentle sounds of the water, coupled with picturesque views, can create a soothing and peaceful atmosphere that's hard to find elsewhere.

Furthermore, marina locations are often situated near bustling waterfront areas, offering easy access to restaurants, shops, and entertainment venues. This means residents can enjoy the best of both worlds: the serenity of waterfront living and the convenience of urban amenities. The lifestyle flexibility provided by marina living makes it an attractive option for those seeking both adventure and relaxation in their daily lives.



## 3 Dart Marina



The approach is refreshingly straightforward. Rare level access leads directly to the entrance, where a welcoming Hallway provides useful storage and access to the handy ground-floor Cloakroom, before a glazed door reveals the Living Space.

Here the home opens beautifully into a fully integrated Kitchen, Dining and Living Room, designed for contemporary living yet shaped by the rhythm of the river beyond.

French doors draw the eye outward and open onto a stone flagged terrace, allowing the interior and exterior to flow together with ease.

The Kitchen is positioned cleverly, forming a natural culinary hub without dominating the space. From here the cook remains part of the conversation, whether preparing supper or simply enjoying the view. There is room for a dining table comfortably nearby, creating a setting where meals are shared against a backdrop of passing boats and the quiet movement of the tide.





The Living Area, is arranged to make the most of the outlook, centred around a stylish contemporary fireplace that anchors the room while the French doors frame the vistas beyond.





Outside, the private Terrace becomes an extension of the living space. Bathed in sunlight throughout much of the day, this sheltered space offers a tranquil vantage point from which to observe life on the river.

Morning coffee is accompanied by the gentle activity of the marina, while evenings invite a slower pace. As dusk settles, the lights of Kingswear shimmer across the water, creating a quietly atmospheric setting for an aperitif shared with friends.





The first floor continues the home's calm and well considered arrangement.

Two generous Bedrooms provide comfortable accommodation, each benefiting from ample storage.

The twin Bedroom enjoys its own modern En-Suite Shower Room, while a beautifully appointed Family Bathroom sits alongside.

Both Bathrooms have abundant storage, offering both indulgence and practicality.

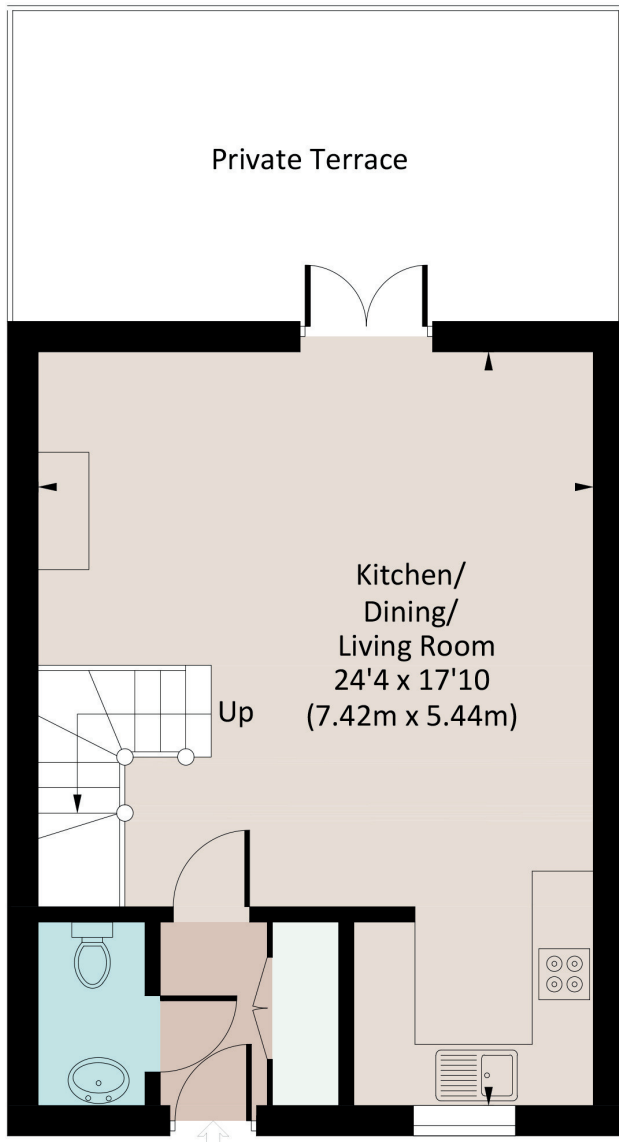




The Principal Bedroom occupies a particularly appealing position, with space for a super-king bed and windows that capture views across the neatly kept lawns towards the marina and the river beyond.

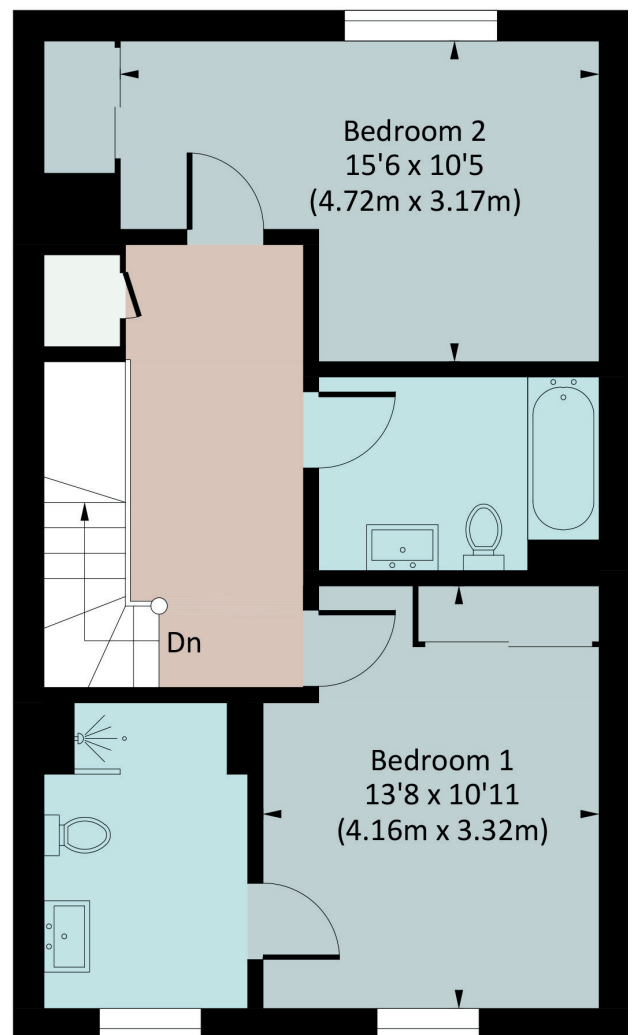
It is a room that feels both restful and connected to its surroundings, where the changing light over the water marks the passing of the day.





## Ground Floor

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Coastal House Ltd Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG Registered in England & Wales: No 9447216



## First Floor

# Tips For Riverside Living

---

1

Scenic Beauty & Tranquility: Enjoy daily access to stunning, ever-changing views of the river. The serene environment can offer a sense of peace and relaxation, providing a beautiful natural setting that enhances overall well-being.

2

Recreational Opportunities: Make the most of living by the river by engaging in water-based activities such as kayaking, paddle-boarding, fishing, sailing or boating.

3

Enjoy the Wildlife: Keep a pair of binoculars handy as living by the river often means sharing your space with local wildlife. The marina and boats in the marina provide a great perch for a variety of our feathered friends as well as cheeky seals looking to bask in sunshine.

4

Improved Air Quality: The presence of the water body can help improve air quality by reducing pollution and providing fresher cleaner air contributing to better respiratory health and an overall healthier living environment.

## *Little Details*

**Postcode:** TQ6 9QP

**EPC:** C

**Council Tax:** G

**Local Authority:** South Hams District Council

**Tenure:** Vendors advise Leasehold: 977 Remaining years, Service Charge: £3,512.46 p/a and Ground Rent: £802.35 p/a

**Utilities:** Mains Water, Drainage, Electricity & Gas

**Central Heating:** Gas Central Heating

**Broadband Speed:** Up to 80Mb

**Phone Signal:** Good

**Parking:** One allocated Parking Space in the private Carpark - No.54

**Location:** Conservation Area

**Access:** Entrance is level to the street

**Transport:** Totnes (14 miles) or Paignton (8 miles) for mainline trains to London. A38 Devon Expressway - 20 miles. Exeter 30 miles by car

**What3words:** drives.hardback.rainbow





*Get in touch to view - we'd love to show you around.*

01803 835 788

[team@thecoastalhouse.co.uk](mailto:team@thecoastalhouse.co.uk)

[thecoastalhouse.co.uk](http://thecoastalhouse.co.uk)



COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES