

# SOUTHVILLE QUAY

Kingsbridge



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# SOUTHVILLE QUAY

Embankment Road • Kingsbridge • TQ7 1LA

Salcombe 6.7 miles | Dartmouth 14.5 miles | A38 Devon Expressway 13.4 miles | Totnes 13.1 miles (London Paddington 2 hours 5 minutes) (all distances and times approximate)

*“This property boasts perhaps the most advantageous location in Kingsbridge “*

## Ground Floor

Games room | sun room | bedroom | cloakroom | integral double garage | workshop | two stores

## First Floor

Entrance hallway | open plan kitchen/ dining room | utility room | porch | sitting room | balcony | office | shower room | WC

## Second Floor

Landing | two double bedrooms | master bedroom with en-suite bathroom and private balcony | shower room | WC

## Garden and Grounds

Double garage | two driveways | large lawned gardens | private steps leading to foreshore | opportunity to acquire private moorings from foreshore - subject to local Harbour authorities

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**Southville Quay**, situated at 42 Embankment Road in Kingsbridge, stands on the historic grounds of Estuary House, the inaugural property erected along Embankment Road around 1911. Formally the site of Tennis Courts and Walled Rose Gardens, this property boasts perhaps the most advantageous location in Kingsbridge, offering stunning panoramic views and convenient access to the foreshore of the Kingsbridge and Salcombe estuary.

Originally a two-storey structure, the current owners family have added an additional floor to take advantage of the water and countryside views, transforming it into a spectacular and spacious residence positioned on an elevated site.

The flexible layout of this property offers a myriad of possibilities, catering to various needs such as functioning as one expansive residence, accommodating two separate living spaces, or even serving as a spacious home with a self-contained annex.

The property presents an ideal opportunity for the new owner to customise and update according to their personal preferences, thus crafting their dream home.











As you arrive at the property, you will find two sweeping driveways, each leading to a double garage and ample parking. Upon entering on the first floor, you will be captivated by the open-plan kitchen/dining area seamlessly flowing into the sitting room and balcony, all affording picturesque views of the estuary and the rear private garden. The property is bathed in natural light, thanks to wall-to-wall windows strategically positioned to maximise every viewpoint. This floor also features a utility/pantry with a doorway giving direct access to the grounds, a spacious office, a shower room, and a separate toilet. At the end of the hallway, you'll find access to both the upper and lower floors.

The second floor of this meticulously planned property has been crafted to optimise its waterfront vistas. The master suite, positioned to capture breathtaking water and countryside panoramas, stands out as one of the property's premier spaces. Featuring sliding doors that open onto a private balcony, the master suite offers an idyllic setting to bask in the sun throughout the day. Complete with built-in storage and a spacious en-suite bathroom, the bedroom ensures both comfort and convenience. Additionally, two more double bedrooms on this floor boast similar captivating views and come equipped with built-in wardrobes. Currently, a purpose-built lift facilitates access from the second floor to the first, enhancing the property's versatility.







The ground floor features a fourth bedroom boasting estuary views and built-in storage, with an adjacent separate cloakroom for added convenience. Primarily designed for recreation, this floor houses a spacious games room with access to the integral double garage, a large workshop, and two additional storage areas. A door opens into the impressive sunroom, strategically positioned to take full advantage of the stunning vistas and offering access to the south-facing patio area. This entire floor presents an opportunity for remodeling to create the ideal self-contained accommodation..

## Garden and Grounds

The property boasts one of the largest waterside plots along Embankment Road, strategically positioned to offer privacy and seclusion throughout the grounds. Featuring two double garages, one situated at the top of the driveway with electric doors and ample parking, and the other adjacent to the ground floor with a secondary parking area, ideal for boat storage.

A pathway meanders from the front parking area, wrapping around the house and leading to the south-facing garden, predominantly laid to lawn and bordered by mature shrubs and trees. Direct access to the foreshore and estuary is available from the garden, with private steps leading down to the waterfront and high water mark platform which is owned by the residence. This area offers the potential for private moorings, subject to approval from the Harbour Office, or serves as an excellent launch spot for kayaks and paddle boards. Additionally, there exists an opportunity to construct a boat house, pending planning permission.

Living at Southville Quay offers the daily delight of nature's harmonies. Witness the captivating rhythm of the tide, transforming Kingsbridge creek from a narrow stream just beyond the garden to a vast expanse in a matter of hours. Embrace the dynamic landscape and marvel at the diverse wildlife, including wildfowl, spoonbill and herons, right on the doorstep of the property. Amidst this natural spectacle, human activity abounds; from leisurely paddle boarders, to anglers casting their lines at the quay, and the constant comings and goings of small boats navigating the changing tides from Kingsbridge to Salcombe.

Tenure: Freehold

Council Tax Band : G

Services: Mains electricity, water, drainage, gas.

Local Authority: South Hams District Council

Directions: From the Promenade, head along Embankment Road continuing until you reach Southville Quay (No:42) on the right hand side.





# KINGSBRIDGE



Discover the charm of Kingsbridge, a sought-after market town nestled at the estuary's head in the exquisite South Hams, an officially designated 'Area of Outstanding Natural Beauty.' Here, you'll find a delightful array of local and independent shops, renowned dining experiences like the Old Bakery and Twenty Seven by Jamie Rogers, as well as cosy pubs such as The Crabshell inn or Old Warehouse. Along with two supermarkets, a convenient petrol station, cinema, leisure centre complete with a swimming pool, tennis courts, medical facilities, community hospital, schools, and churches, Kingsbridge preserves its small-town essence and tight-knit community.

Kingsbridge Academy stands out as one of the top-rated educational institutions in the UK, ensuring a bright future for your family. Engage in regular sports activities, explore vibrant markets, and partake in exciting social events. The estuary offers boat moorings and water sport activities, while convenient public transport and well-connected road links lead to nearby gems like Dartmouth, Salcombe, and neighbouring towns. With an abundance of pristine beaches, hidden coves, and breathtaking coastal and countryside walks, nature enthusiasts will be in their element.

Should you wish to venture further, the market town of Totnes lies just 13 miles away. It boasts a mainline rail link that provides a direct connection to London Paddington in approximately three hours. Experience the best of both worlds in Kingsbridge, where natural beauty and modern convenience harmoniously coexist.



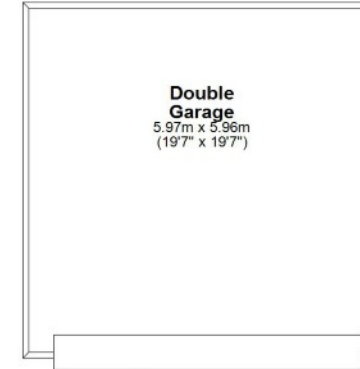
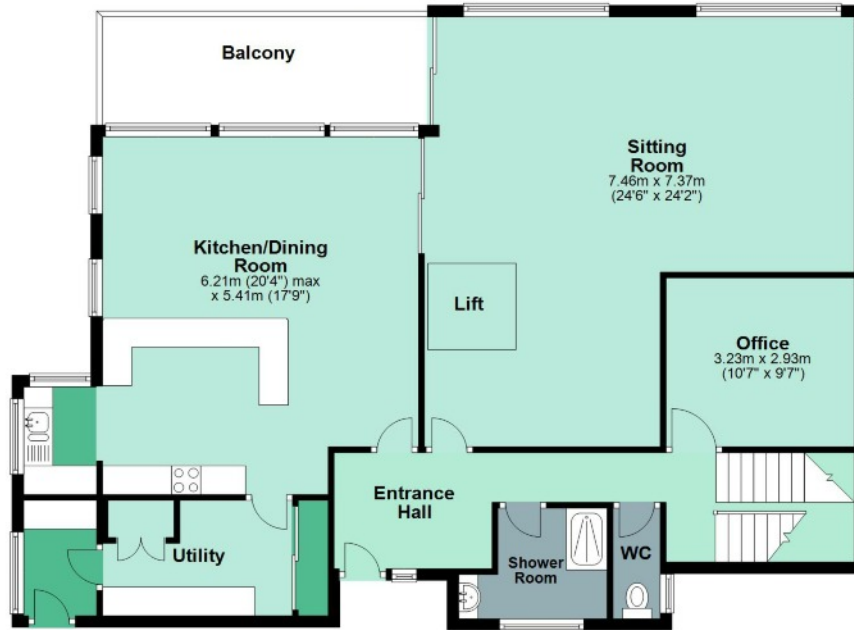






### First Floor

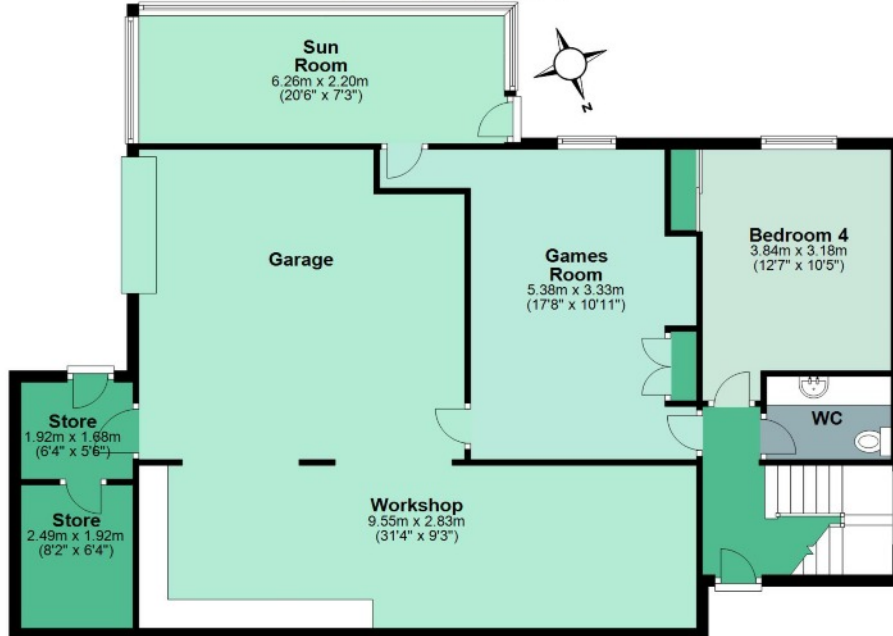
Approx. 123.4 sq. metres (1327.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	78
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

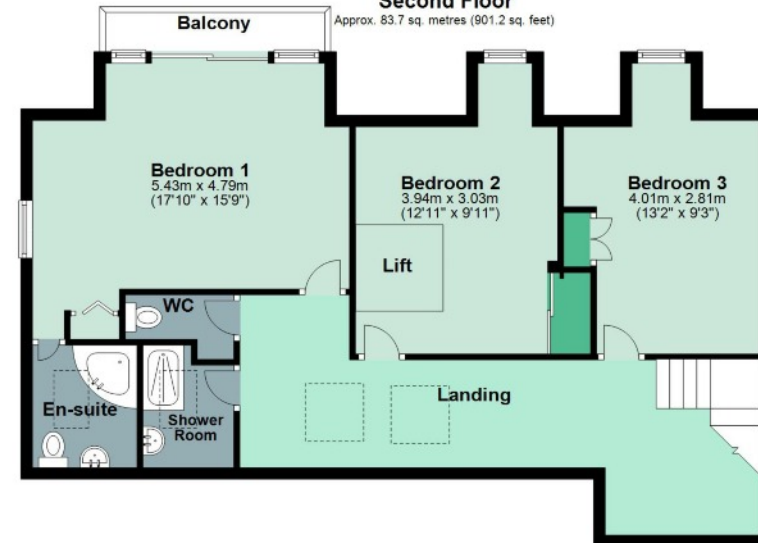
### Ground Floor

Approx. 126.9 sq. metres (1365.5 sq. feet)



### Second Floor

Approx. 83.7 sq. metres (901.2 sq. feet)



Total area: approx. 333.9 sq. metres (3594.4 sq. feet)

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