MILLARD
COOK
Quer Quay, Kingwear

Occupying a unique waterfront position on the River Dart, Quer Quay is a characterful private residence where timeless craftsmanship, remarkable history and an unrivalled waterside lifestyle combine to create an extraordinary fine home.

Widely regarded as one of England's most beautiful estuaries, this River Dart property uniquely blends its riverside views with immediate access to waterside activities, facilities and events in both Dartmouth or Kingswear. Numerous coastal and riverside walks start from the doorstep, the lovely South Hams beaches a few minute's drive.
Quer Quay has breathtaking panoramic views towards Kingswear, Dartmouth and the majestic Britannia Royal Naval College and Old Mill creek. From sunrise through to spectacular west-facing sunsets, the outlook is simply mesmerising all year. This, the quality and history of the property create one of South Hams finest homes.

The history of Quer Quay is as compelling as its setting. Occupying the site of the former Signal Master's families house during the Second World War, it is understood that private meetings involving General Dwight D. Eisenhower, Field Marshal Bernard Montgomery and Sir Winston Churchill took place here during preparations for Operation Tiger in April 1944. More recently, the property was built from the ground up, taking over a decade and completed in 1996 using locally sourced stone, traditional slate and materials, resulting in a home that is entirely unique.
Over recent years, the current owners have undertaken an exceptional programme of renovation and extensions, creating a residence that effortlessly blends period character with contemporary elegance. Beautiful natural stonework, bespoke detailing, luxurious finishes and thoughtfully designed living spaces provide versatile accommodation ideally suited as an exceptional principal residence, prestigious second home or exclusive luxury holiday let investment.

Outside, the property is simply magnificent. Professionally landscaped gardens unfold towards the riverbanks, where extensive Millboard and decked terraces, handcrafted stone walls and carefully curated planting create an ever-changing series of outdoor rooms designed to embrace the spectacular riverside setting. Almost 1,000 carefully selected plants, together with mature pines, Oaks, architectural ferns and an array of native and exotic species, provide colour, texture and interest throughout the year.

A remarkable 50-metre riverside boardwalk, of the much longer river frontage follows alongside the famous Dartmouth Steam Railway, creating one of the most captivating walks imaginable. Beautifully positioned entertaining, including a luxurious hot tub terrace, detached stone-built snug and dining areas proving idyllic spaces for family gatherings, summer entertaining and peaceful evenings overlooking the water. Elevated within the gardens, a handcrafted circular pebbled terrace with fire pit captures uninterrupted west-facing sunsets across Old Mill Creek, the River Dart and the Naval College, arguably the most spectacular place to enjoy an evening.

Life at Quer Quay revolves around the river. From your own doorstep, paddleboarding, kayaking and wild swimming become part of everyday life, while the sheltered waters of the Dart provide exceptional opportunities for sailing, boating and fishing. Launch a paddleboard for a leisurely journey upstream towards Dittisham, explore the hidden creeks and secluded coves of the estuary by kayak, or simply sit waterside and watch elegant yachts, classic sailing vessels, naval ships and historic steam trains pass by. Few homes offer such an immersive connection with one of Britain's most celebrated waterways.

Approached through electric gates, the beautifully laid Swedish cobbled driveway provides generous parking and an impressive sense of arrival befitting a home of this calibre.
Quer Quay enjoys exceptional convenience. The Higher Ferry provides fast 'on the level' pedestrian or vehicle easy level access into the vibrant harbour town of Dartmouth with its award-winning restaurants, independent boutiques, galleries and cafés. The heart of Kingswear lies a short walk along the river, while the enchanting Hoodown offers delightful woodland walks immediately behind the property. The renowned seasonal Dartmouth Steam Railway forms part of the property's unique backdrop, with heritage locomotives, special events and occasional visits from world-famous luxury trains including the Orient Express adding to the extraordinary character of this remarkable location.

The property represents far more than an exceptional home; it offers an enviable waterfront lifestyle that few properties in the South West can match. Combining historical significance, master craftsmanship, architectural beauty and one of the finest riverside settings and lifestyle, it is a residence of genuine rarity.

Accommodation

Ground Floor

An entrance door with glazed side panels opens into a welcoming reception hall featuring tiled flooring, an understairs storage cupboard and a separate cloak cupboard.
The ground floor provides two beautifully appointed double guest bedrooms, both enjoying a dual aspect with delightful views across the River Dart and surrounding countryside. Characterful exposed timbers enhance both 'travel themed' rooms, whilst storage and fitted wardrobes provide practical accommodation.
A beautifully designed Moroccan-inspired Tadelakt shower room serves this floor, featuring ornate tiled flooring, a walk-in shower, vanity wash hand basin, WC, stained-glass window and heated towel rail. Underfloor heating throughout.

To the rear of the property is an exceptionally useful independent dressing, storage room that could equally be used as a gym, arts/crafts etc. Finished with tiled flooring and underfloor heating, this versatile space includes exposed timber beams, a Belfast style sink, generous coat storage, shelving, fuse board cupboard, electric heating unit and doors providing access to both the front and rear of the property.

First Floor

An internal staircase, together with a separate external entrance, leads to the principal living accommodation with underfloor heating throughout.

The bespoke kitchen has been thoughtfully designed around the spectacular river views and features an extensive range of bespoke cabinetry, premium Caesarstone Cloudburst composite premium quartz work surfaces, inset double sink with waste disposal, and an impressive Lacanche range cooker incorporating several ovens and induction hob with extractor over. Integrated appliances include a wine fridge and dishwasher, whilst large 2/3 opening Sunflex sliding doors open seamlessly onto the expansive level sun terrace, perfectly framing the breathtaking outlook. Generous roof skylights flood the room with natural light above the breakfast bar area with an adjoining walk-in pantry that provides excellent cool additional storage.

Beyond the kitchen lies the magnificent open-plan living and dining room, undoubtedly one of the property's finest features. Bathed in natural light from six windows positioned to maximise the panoramic views, this exceptional space enjoys uninterrupted vistas both upstream and downstream along the River Dart.

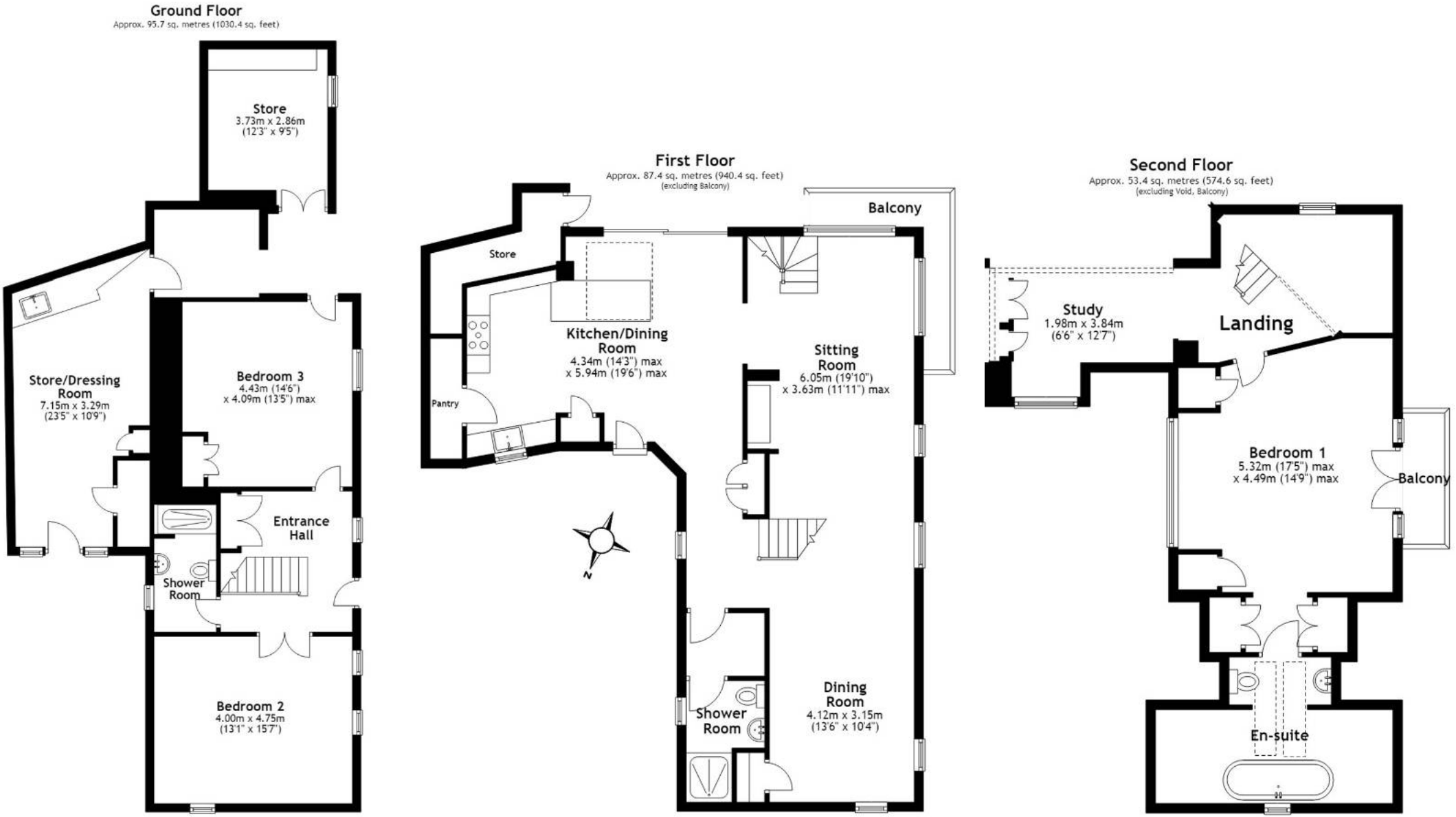
The sitting area centres around a wood-burning stove beneath exposed timbers, creating a warm and inviting atmosphere throughout the seasons. The adjoining dining area comfortably accommodates a substantial dining table, making it ideal for entertaining whilst enjoying views across the river towards Dartmouth, Kingswear, Dart Marina, Britannia Royal Naval College and the rolling South Hams countryside. A bespoke drinks station with wine fridge further enhances this superb entertaining space.

Further additions include a shower room and utility section on this level.

Second Floor

The upper floor continues the exceptional sense of light and space.
The mezzanine office overlooks the kitchen below and features vaulted ceilings, extensive glazing, roof lights and a charming window seat, creating an inspiring workspace.
The stunning principal bedroom suite occupies an enviable position within the property. Featuring vaulted twin gabled ceilings, timber flooring and fitted wardrobes, the room is centred around double doors opening onto a private balcony commanding breathtaking 180-degree panoramic views across the River Dart, Kingswear, Old Mill Creek and Britannia Royal Naval College. This room is heated and cooled by air source heat pump.

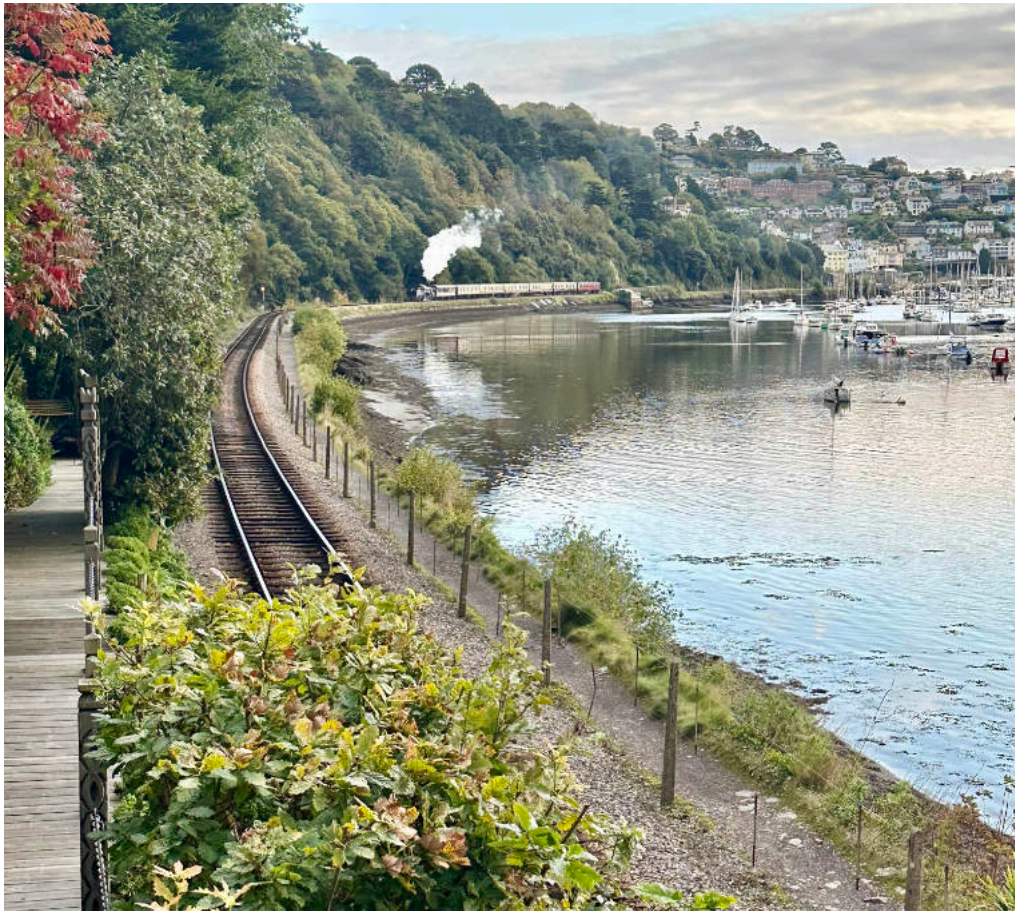
The en-suite bathroom 'wet room' has been beautifully appointed with an elegant freestanding copper bath, vanity wash hand basin, copper shower, WC and high-quality contemporary fittings. A ridge of skylight windows offers a truly bright indulgent sanctuary.


Ground Floor
Approx. 95.7 sq. metres (1030.4 sq. feet)
Store
3.73m x 2.86m
(12'3" x 9'5")
Store/Dressing Room
7.15m x 3.29m
(23'5" x 10'9")
Bedroom 3
4.43m (14'6")
x 4.09m (13'5") max
Entrance Hall
Shower Room
Bedroom 2
4.00m x 4.75m
(13'1" x 15'7")
First Floor
Approx. 87.4 sq. metres (940.4 sq. feet)
(excluding Balcony)
Balcony
Store
Kitchen/Dining Room
4.34m (14'3") max
x 5.94m (19'6") max
Pantry
Sitting Room
6.05m (19'10")
x 3.63m (11'11") max
N
Shower Room
Dining Room
4.12m x 3.15m
(13'6" x 10'4")
Second Floor
Approx. 53.4 sq. metres (574.6 sq. feet)
(excluding Void, Balcony)
Study
1.98m x 3.84m
(6'6" x 12'7")
Landing
Bedroom 1
5.32m (17'5") max
x 4.49m (14'9") max
Balcony
En-suite

To the Outside
A secure automated electric rolling timber gate opens into an impressive Swedish cobbled and granite driveway providing generous parking and EV charging. Beautiful natural stone curved walling, mature wisteria and carefully landscaped planting create an elegant first impression. Steps to the first floor and a pathway leads around the property revealing ever-changing views of the River Dart whilst providing access to the ground floor riverside accommodation.

A covered storage area incorporates a purpose-built kayak, SUP and outdoor activity store with light, power and central floor drainage, perfectly suited for those embracing the exceptional waterside Quer Quay lifestyle.

One of Quer Quay's most remarkable features is the spectacular 50 metre riverside boardwalk, which follows the edge of the property alongside the famous Dartmouth seasonal Steam Railway. Hugging the riverbank, this extraordinary walkway provides a unique vantage point from which to enjoy the ever-changing river activity, passing steam trains and magnificent scenery. Several seating areas positioned along its length offer peaceful places to relax before. Steps ascend into the beautifully landscaped gardens both centrally and at the most southern end of the property. The start of numerous routes to meander through the gardens.



From the kitchen, a substantial natural stone terrace provides an outstanding setting for al fresco dining and entertaining, with uninterrupted views across the River Dart towards Dartmouth and Kingswear. To the rear, an ingenious wine store has been built maintaining cool temperatures throughout the year.

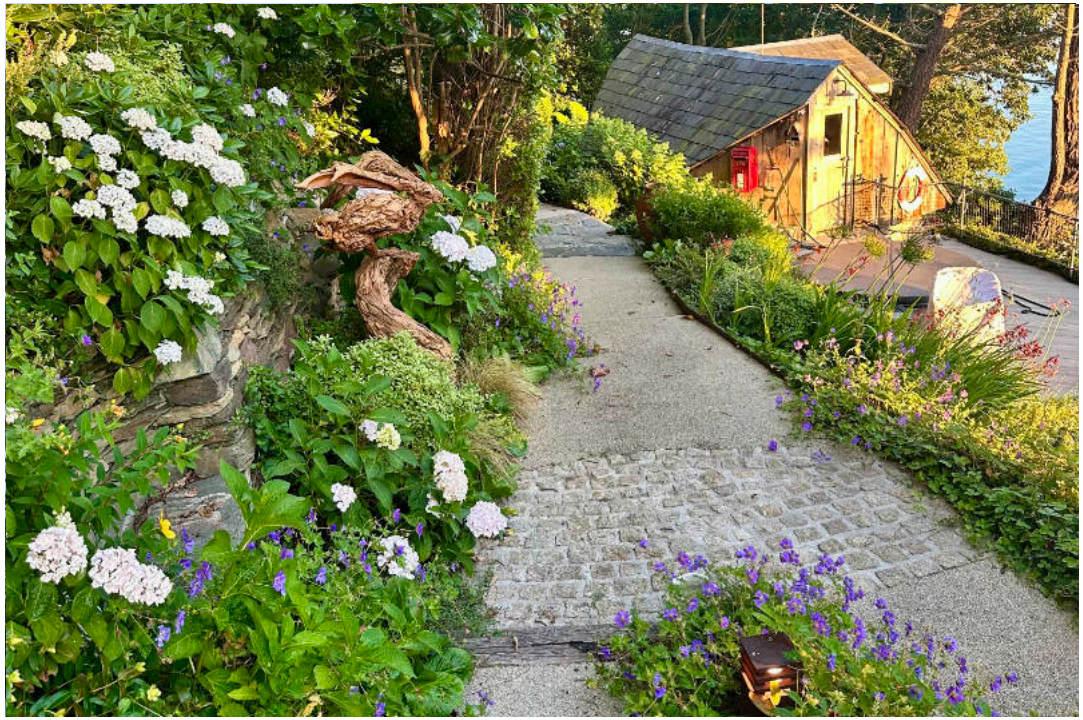
The gardens have been thoughtfully designed to create a succession of distinctive outdoor ‘rooms’, spaces connected by attractive hardscaped pathways and Millboard decking. Mature specimen trees, including established oaks, pines and magnificent tree ferns, provide privacy and year-round interest.

A detached stone-built “bolthole” offers an idyllic outdoor entertaining space, ideal for summer dining, whilst above sits a delightful children's den/study together with an expansive deck incorporating an inset hot tub and seating area overlooking the stunning river.

Level lawn and beautifully planted borders lead to further seating terraces, each perfectly positioned to capture the outstanding panoramic views stretching across the River Dart towards Kingswear.

A gentle resin pathway meanders through the gardens to a delightful, glazed artist's studio with vaulted ceiling, creating a wonderful peaceful retreat immersed within the landscape.
The gardens culminate in a spectacular elevated sunset terrace featuring a handcrafted circular pebble seating area with an inset fire/BBQ pit. Facing west, this remarkable entertaining space that captures some of the finest sunsets on the River Dart, with uninterrupted views across Dartmouth, Old Mill Creek and the surrounding South Hams countryside.

Additional timber storage buildings with power, together with discreet log stores and further landscaped terraces complete what is undoubtedly one of the most beautifully designed and captivating private gardens on the River Dart.



Services: Mains electric, EV charging and water. Private drainage. Electric central heating system, air conditioning and underfloor heating in selected rooms.

Tenure: Freehold
Property size 2,545 sqft
Council tax band: F

Property address
Quer Quay, Bridge Road,
Kingswear, TQ6 0DZ

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.

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