



MILLARD
COOK

Damson Cottage, 29 Dittisham Court Dittisham, TQ6 0HS

A charming 2 bedroom house with private, southerly facing gardens and parking
in the popular South Hams estuary village



Damson Cottage is a charming two-bedroom home nestled within the unique development of Dittisham Court, surrounded by approximately four acres of beautifully maintained communal grounds.

The ground floor features a delightful sitting/dining room, where French doors open onto a private, southerly facing courtyard, perfect for outdoor relaxation. To the front of the property, there is a well-equipped kitchen and a cloakroom.

Upstairs, you'll find two bedrooms, including a principal bedroom with an en-suite shower room, alongside a separate family bathroom. The private courtyard at the rear provides direct access to the extensive communal gardens, which are thoughtfully landscaped with a variety of trees, shrubs, and level lawned areas. From the upper section of the grounds, views across the River Dart.

Dittisham is one of the most sought-after villages in the South West, boasting two welcoming pubs, a general store, church, restaurant, and of course the stunning River Dart, perfect for a variety of water sports.

Additional benefits include a private terrace, double glazing and an oil-fired central heating system, ensuring comfort throughout the year.

Whether you're looking for a turnkey holiday home, an income-generating investment, or a permanent residence, this property offers exceptional versatility.



Accommodation

Entrance door with stairs rising, cupboard under and cloakroom with WC and a hand basin.

The sitting/dining room is a lovely size having French doors and side window overlooking the rear courtyard garden, communal gardens, the village and church.

The kitchen offers a comprehensive range of drawers, cupboards with built-in oven, induction hob, extractor above, fridge/ freezer and a dishwasher. Space and plumbing for washing machine. Work surfaces with a sink unit and window overlooking the front aspect. Serving hatch to the living room.



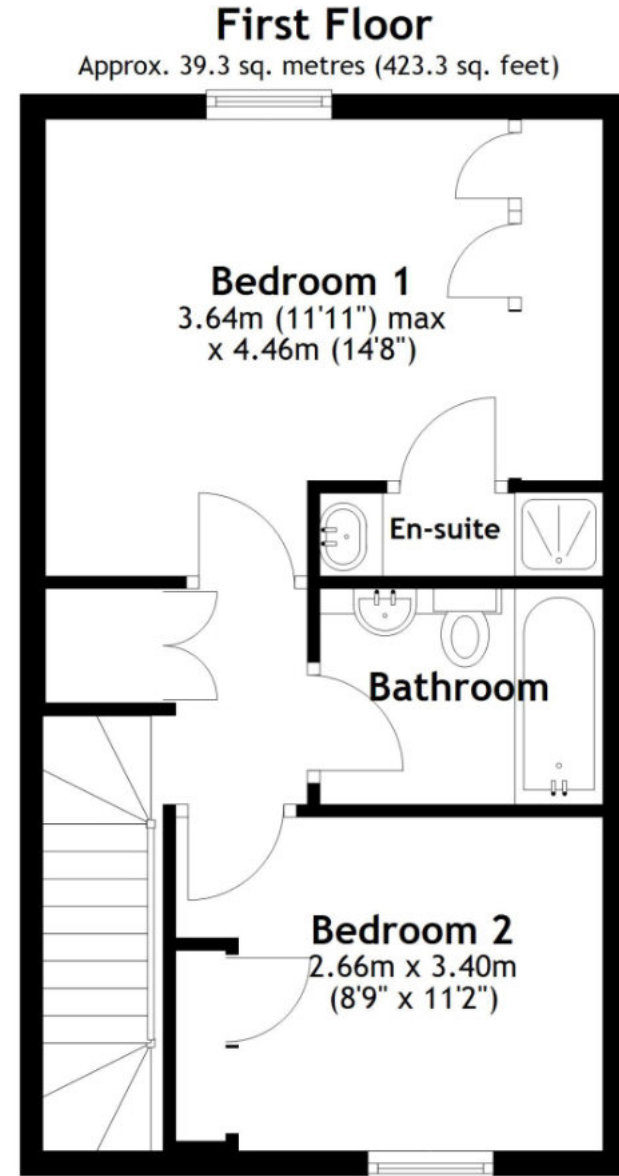
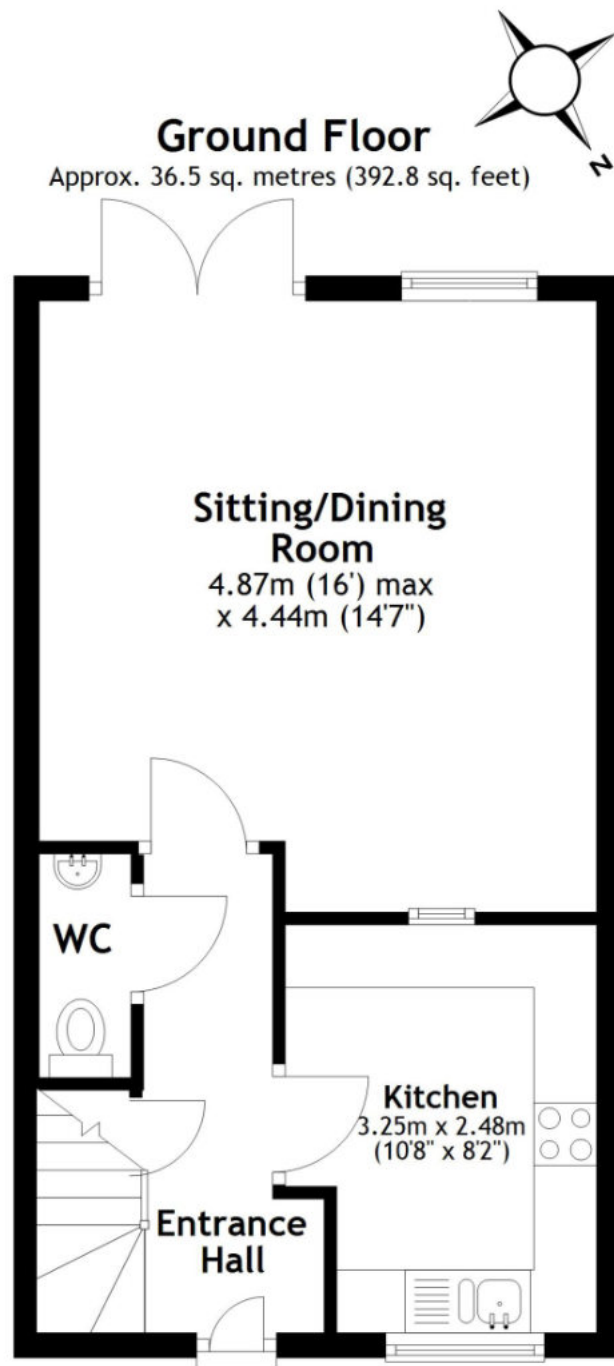
First floor

Landing with loft hatch, airing cupboard housing hot water tank. Principal double bedroom with built-in cupboards and recess with window overlooking the southerly facing views across the gardens, church and village beyond. En-suite comprising shower cubicle with Mira shower system, pedestal hand basin with storage under.

The second bedroom to the front has a window and storage cupboard with shelving to the side.

Bathroom comprising panelled bath with Mira shower system, tiled walls and floors with a WC and hand basin.





Total area: approx. 75.8 sq. metres (816.1 sq. feet)
Damson, 29 Dittisham Court, Riverside Road, Dittisham

To the outside

To the front is a cupboard housing the oil boiler. One allocated car park space opposite and another nearby.

The rear garden faces in a southerly direction offering a private seating area for the property enjoying views across the communal grounds. steps down to a further enclosed area with mature shrubs, including a fig tree. Surrounding the property are large communal grounds are around 4 acres, mainly to lawn with established trees and planting area, ideal for relaxing in the summer sun.

Services

Mains services connected except gas (not in the village) Oil fired central heating.

Management fee: There is a charge of £1,385 per annum for the upkeep of the communal areas and ground rent, paid half yearly.

Tenure: Freehold

EPC: D

Council tax: Business rated

Property size: 816sqft

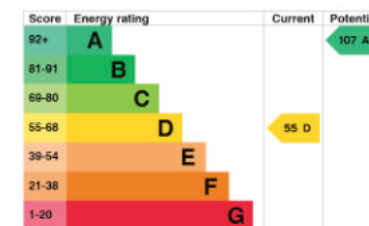
Furniture: A majority of the items within the property are available by separate negotiation. Please contact the office for further details.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



Millard Cook is an independent estate agency offering a bespoke service. . The unique service is available 7 days a week. Please visit our website for more details [CLICK HERE](#)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. CGI on images maybe used. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations using a third party company. There is a fee for this service.