



MILLARD
COOK

Shippon End, 15 Dittisham Court Dittisham, TQ6 0HS

A southerly facing end barn situated in the popular estuary village



Shippon End is a charming 2 bedroom end barn situated on an elevated position enjoying good southerly views across the popular village of Dittisham. Internally, Shippon End has 2 bedrooms, a bathroom, cloakroom open plan living/dining room and a kitchen. There are two allocated parking spaces and around 4 acres of maintained grounds including views across the River Dart. There is an oil-fired central heating system and double glazing.

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

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.



Ground floor

Steps lead up to the front door and entrance hall. Stairs to the lower level, airing cupboard housing oil boiler and hot water cylinder tank, storage cupboard and a cloakroom with WC and a hand basin.

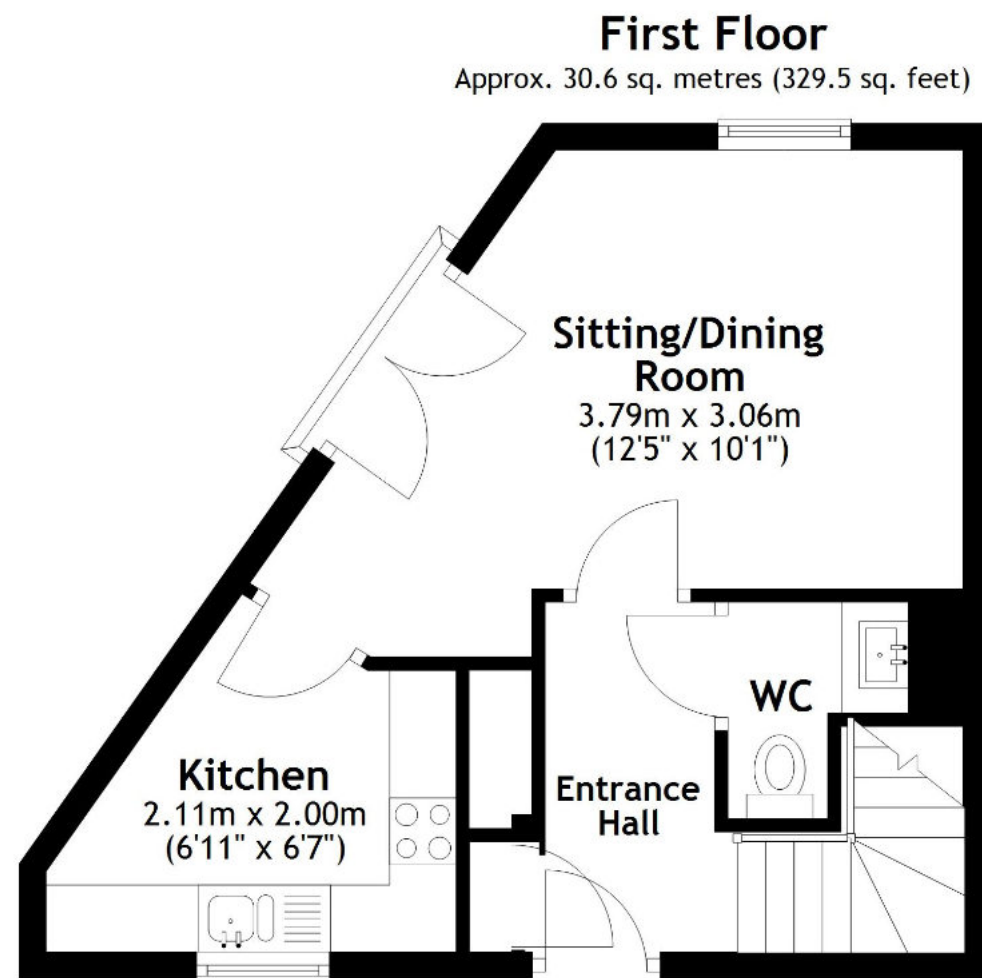
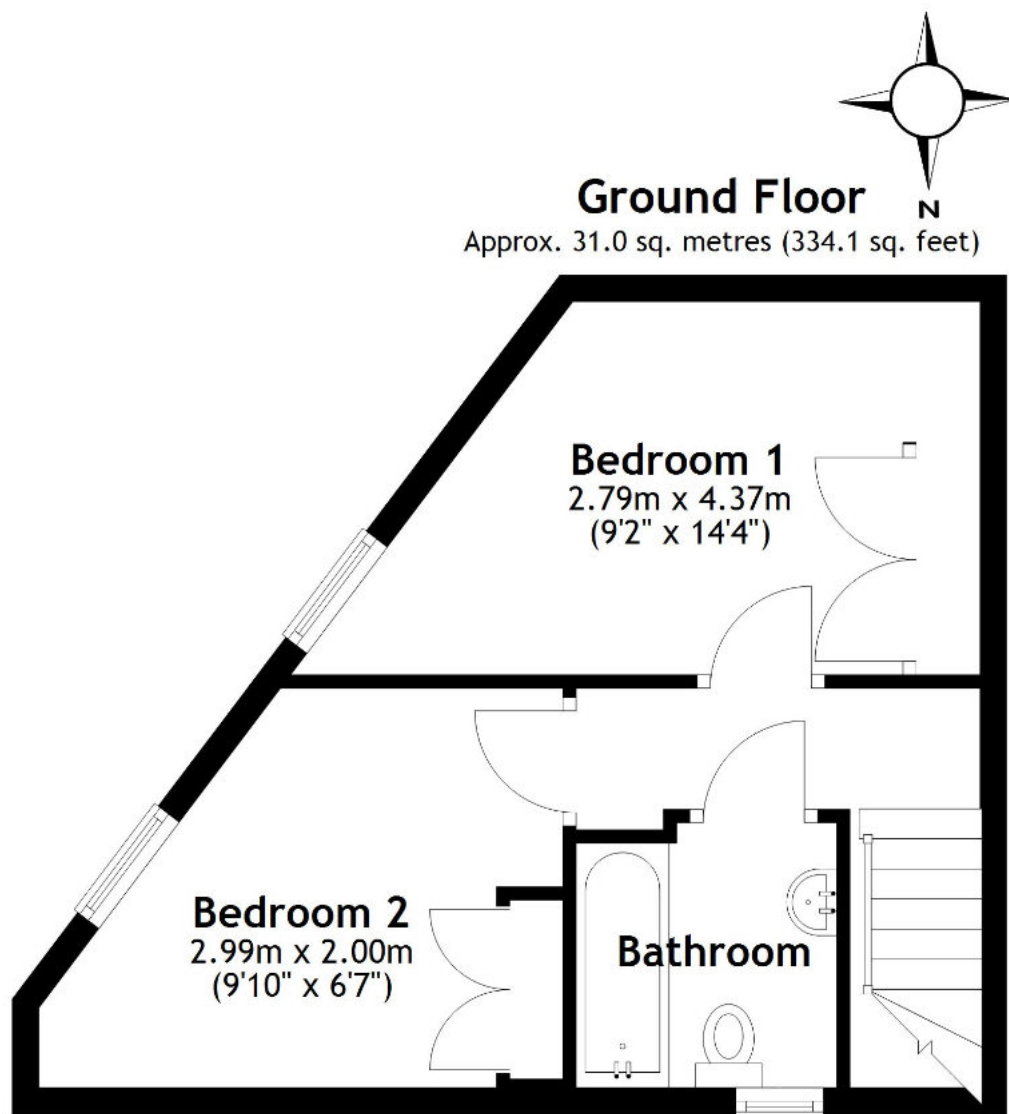
The living/dining room has Juliet double doors overlooking the side aspect and windows overlooking the southerly views across Dittisham court, the church and village beyond. High ceilings and timber flooring leads to the kitchen with a range of cupboards with a built-in fridge/freeze, electric oven, hob with extractor above. Space and plumbing for a washing machine and dishwasher, ample worktops with a sink unit. Window overlooking the front aspect.



Lower ground floor

Hallway to the principal bedroom with a storage cupboard and wardrobe recess. Window to the rear. Bedroom two suitable two twin beds and a window. Bathroom suite comprising panelled bath with Mira sport shower system above. Pedestal hand basin, WC mirror and a window.





Total area: approx. 61.6 sq. metres (663.5 sq. feet)
Shipham, 15 Dittisham Court, Riverside Road, Dittisham

Surrounding the property are large communal grounds are around 4 acres, mainly to lawn with established trees and planting area and views over the River Dart.

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, paid half yearly.

Tenure: Freehold
EPC: E
Council tax: Business rated
Property size: 663 sqft

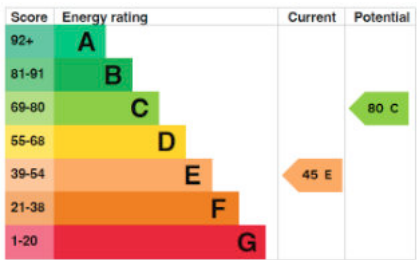
Furniture: A majority of the items within the property are available by separate negotiation. Please contact the office for further details.

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.



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