



MILLARD
COOK

Fern Cottage
Manor Street, Dittisham, TQ6 0EX

A beautiful detached house with river views, large gardens,
a one bedroom annexe, parking and a garage, within the heart of the village



Fern Cottage is a charming Grade II Listed detached thatched property ideally located just a stone's throw from the banks of the River Dart. Nestled in the heart of Dittisham, the cottage enjoys close proximity to popular local amenities including the Ferry Boat Inn and the Anchorstone Café.

Directly across the river lies Greenway House, the former holiday home of celebrated author Agatha Christie now managed by the National Trust. Just a short drive south or accessible via a seasonal passenger ferry, the historic naval town of Dartmouth offers a wide variety of shops, supermarkets, a cinema and an array of water-based activities.

Believed to date from the 18th century, Fern Cottage has been thoughtfully updated over time to create a superb holiday retreat or full-time residence. The property is set within mature, beautifully landscaped gardens and features garaging, private parking and a detached annexe suite with elevated views across the gardens and towards the River Dart.

Inside the house, the accommodation is full of period charm including a cosy living room with a wood-burning stove, a separate dining room, a well-equipped kitchen, three bedrooms and two shower rooms.



Ground floor

Entrance door leads to the hallway and the tiled vaulted dining room with window and French patio doors onto the stunning terrace and views across the River Dart.

The living room has two windows and window seats overlooking the side aspect with tiled flooring and a stone chimney with a wood burner.

The kitchen has a good range of drawers, cupboards and wall mounted cupboards with inset one and a half bowl sink unit and drainer, electric oven, hob with extra extractor, dishwasher, fridge, freezer, microwave, tiled flooring and granite works surfaces. Window overlooking the front and side aspect.

There is a useful downstairs shower room comprising walk-in shower, hand basin and a WC.



First floor

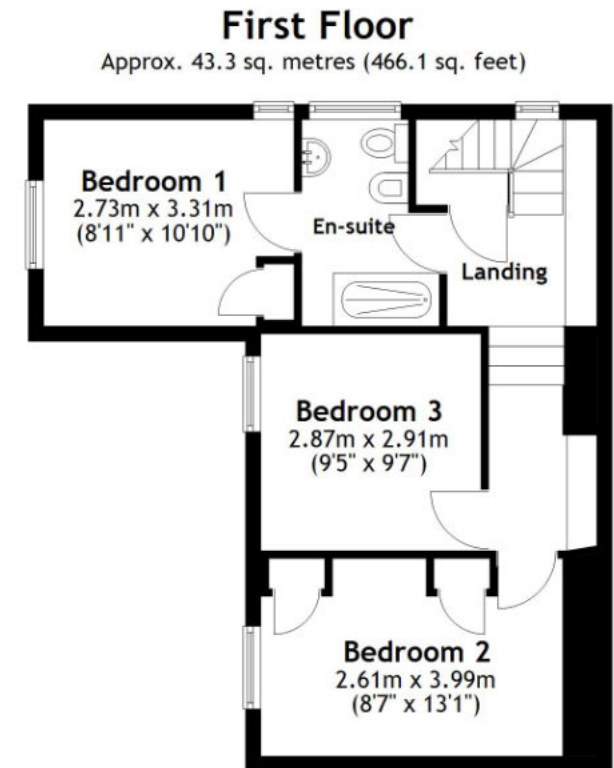
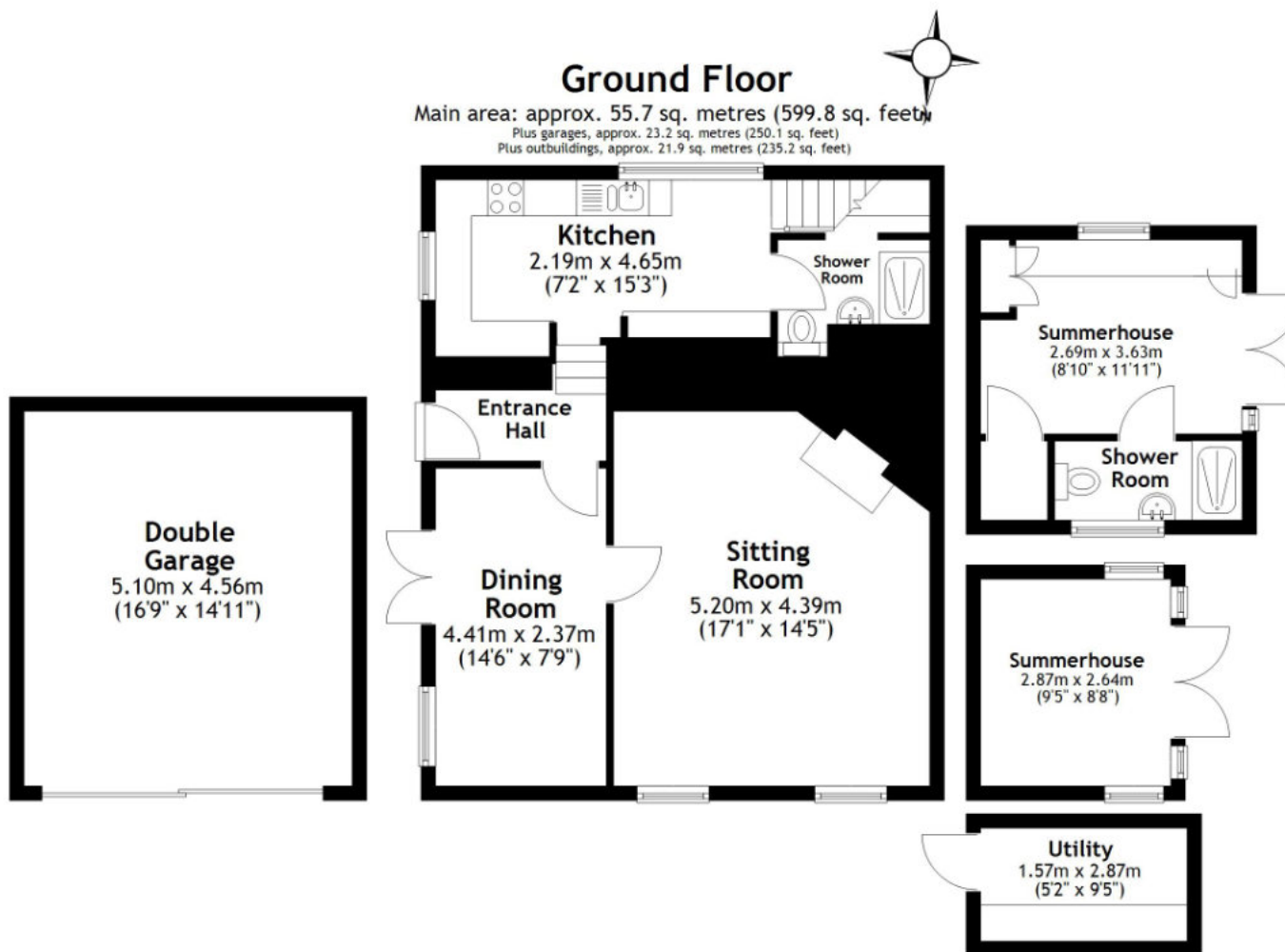
The principal double bedroom room has a window overlooking the gardens and stunning views across the River Dart. Built in cupboard.

Bedroom two is a double room with built-in storage and window overlooking the wonderful views across the river and beyond.

The third room also benefits from wonderful views and a hatch to the loft.

There is a shower room with large walk-in shower, hand basin, window, WC and Bidet and a heated towel rail.





Main area: Approx. 99.0 sq. metres (1065.9 sq. feet)
 Plus garages, approx. 23.2 sq. metres (250.1 sq. feet)
 Plus outbuildings, approx. 21.9 sq. metres (235.2 sq. feet)

Fern Cottage, Manor Street, Dittisham

To the outside

Fern cottage benefits from a good sized garage with timber sliding doors, light and power. There is also the benefit of parking in front. A pedestrian gate by the side of the property leads to the front door. There is a useful utility room with space and plumbing for washing machine, tumble dryer and a large freezer.

The front garden is paved offering fantastic entertaining space enjoying wonderful views across the River Dart and surrounding countryside beyond towards Galmpton.



Steps lead up to a timber studio and a further gravel seating area. A meandering pathway leads between terrace gardens which are laid to lawn offering an abundance of mature flowering plants which leads to the stunning one bedroom annexe with tiled flooring and large patio doors and side windows overlooking the stunning views across the River Dart and the riverfront and towards Galmpton. There is a suite comprising, tiled shower with a shower system, WC and a hand basin.

Outside, is a large paved space with ample seating. The gardens continue to lawn enjoying a selection of fruit trees and a further summer house to the top.



Services

Mains drainage, water and electrics connected.

Oil fired central heating.

Tenure: Freehold

Council tax band: G

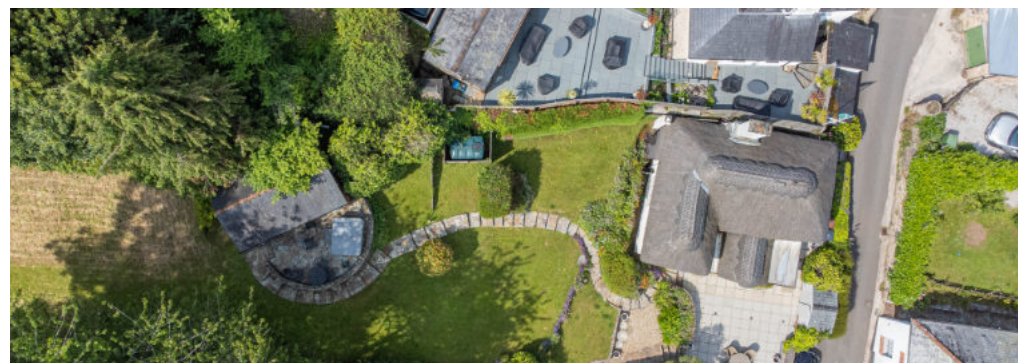
Property size: 1,056 sqft

Viewings

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

This house needs to be viewed to be fully appreciated.

Floor plans, and images are for guidance only.



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