



MILLARD  
COOK

# Barnfield, 3 Dittisham Court, Dittisham, TQ6 0HS

A beautifully presented 2 bedroom property with communal grounds  
of around 4 acres within popular estuary village



Barnfield, 3 Dittisham Court is a well-presented two-bedroom property in the highly desirable village of Dittisham. Positioned on an elevated part of Dittisham Court, the property offers spacious accommodation, allocated parking, and beautifully maintained communal grounds of around 4 acres with views of the River Dart.

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.

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



## Accommodation

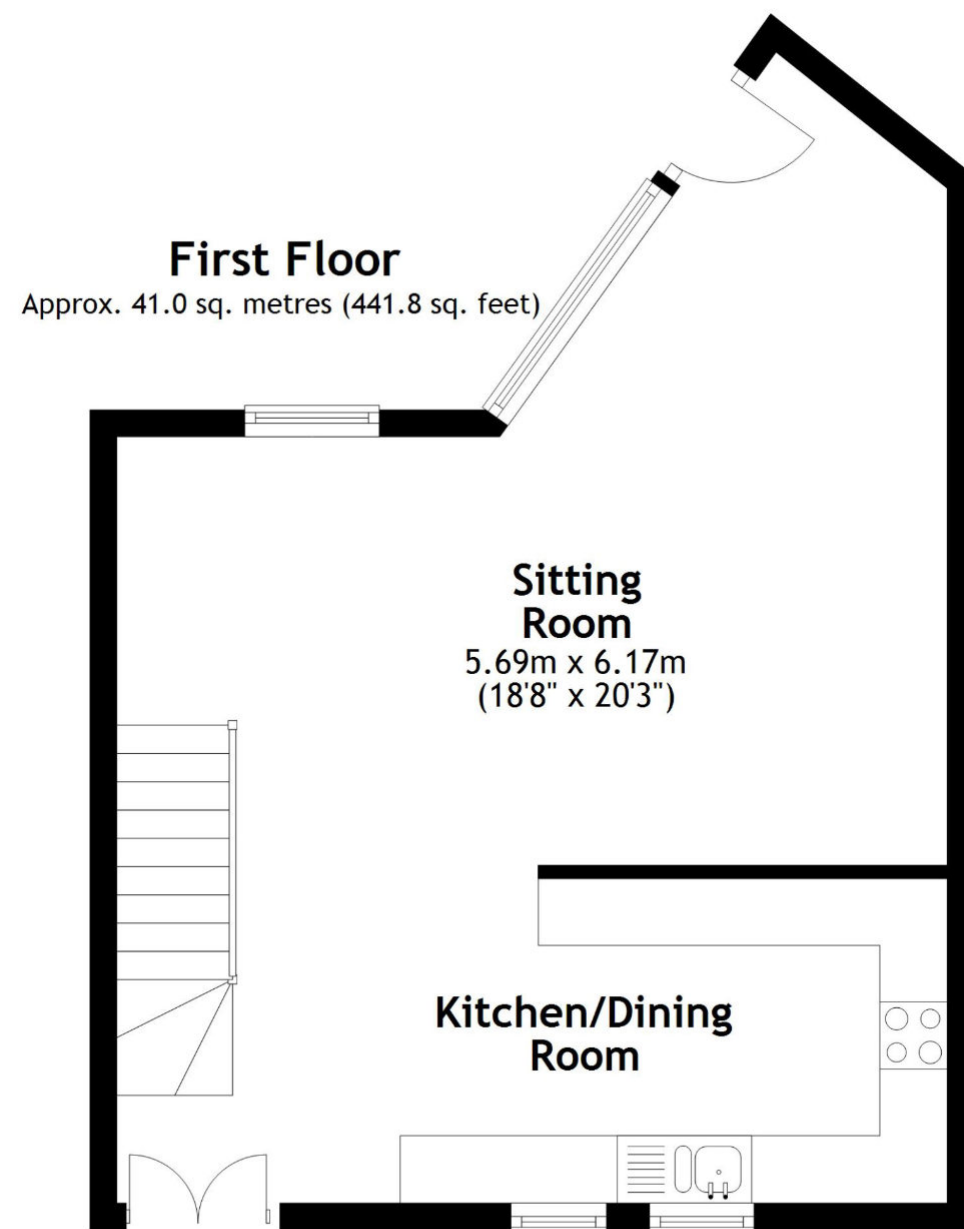
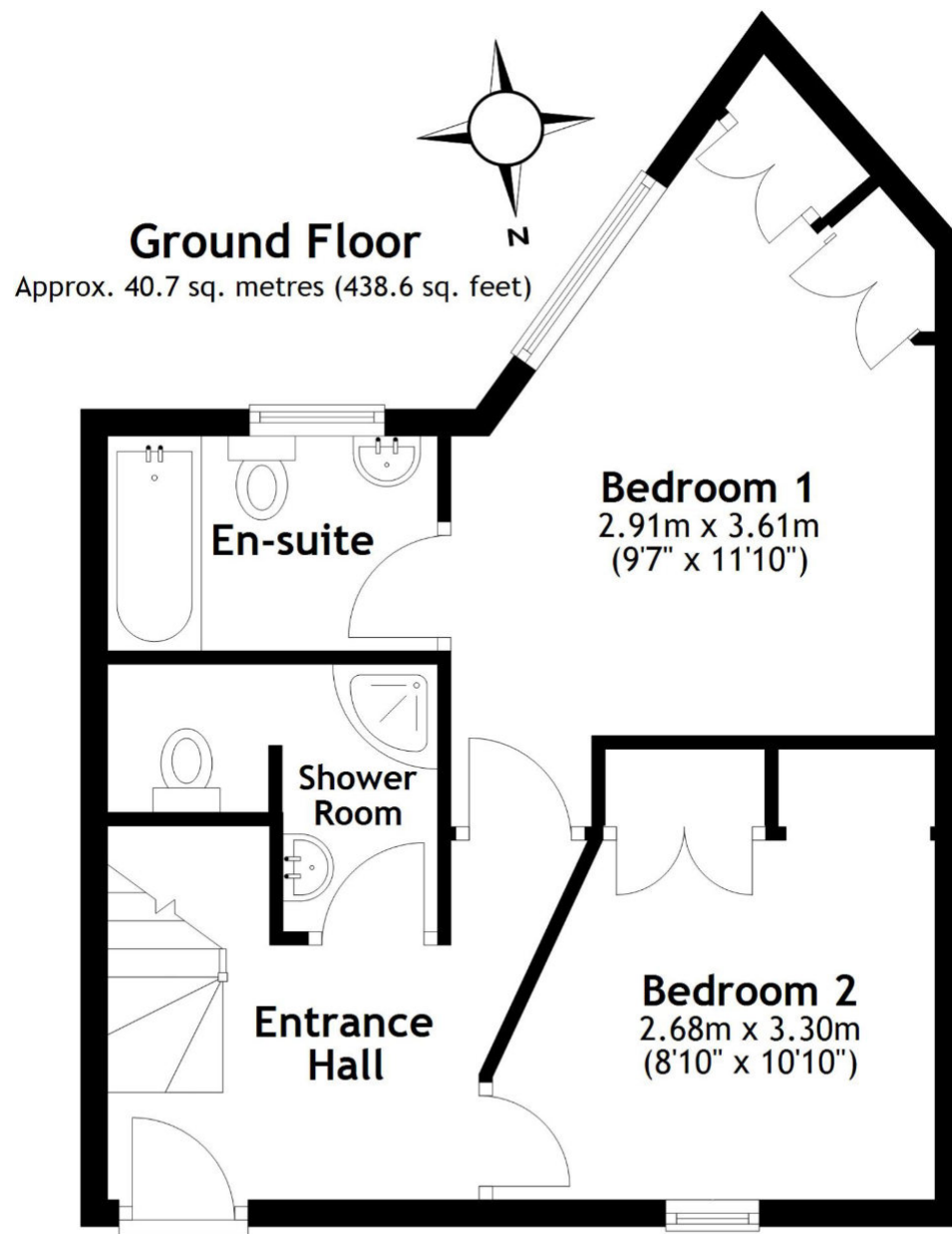
Front door leads to the entrance hall with stairs rising.

The principal double bedroom has two double wardrobes and a window overlooking the rear courtyard. Tiled en-suite bathroom with panelled bath and separate Mira sport shower system, pedestal hand basin and a WC.

Adjacent is a double bedroom two with a built-in wardrobe and recess with two windows overlooking at the front.

Shower room comprising corner shower, pedestal hand basin, WC and tiled flooring.





Total area: approx. 81.8 sq. metres (880.4 sq. feet)  
Barnfield, 3 Dittisham Court, Riverside Road, Dittisham

## First floor

A beautifully presented open plan living/kitchen/dining area with vaulted ceilings and exposed timber trusses. The living space enjoys floor to ceiling windows and a door to the rear private decked terrace enjoying views across the communal grounds, over the river dart and surrounding countryside.

The kitchen has a good range of drawers and cupboards with built-in fridge, freezer, electric oven and hob with extractor above. Space and plumbing for washing machine and dishwasher. Ample work services, sink unit and drainer. Two windows and a Juliet balcony overlooking at the front aspect.



## To the outside

There are two allocated car park spaces directly opposite the property. Steps up to the rear deck section enjoying fine view across the communal grounds and the river dart. Door to the property. Steps to a small courtyard, ideal for storage.

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) electric economy 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: 880 sqft

Furniture: A majority of the items within the property are available by separate negotiation.

Please contact the office for further details.

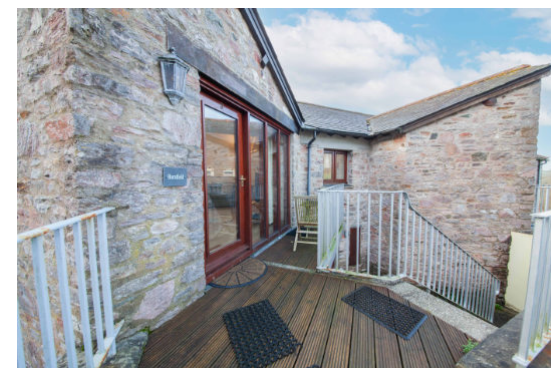
## Viewings

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
39-54	E		
21-38	F		
1-20	G		



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