



# Dart View Cottage

THE LEVEL. DITTISHAM



Dreaming of living in one of South Devon's hidden gems. In fact, unless you sail past it on the River Dart you might never know it was there.

If you are looking for a quiet, yet characterful place to live in Devon then this home is definitely worth a look. It has all the trimmings of a country village home with period features, sublime views, level Garden and Parking.

Discover your dream at Dart View Cottage.





Warmth and welcome lie beyond the stable front door as you step into the Entrance Hallway; a bright space in which to meet and greet guests. Open the latched door into the handy Cloakroom before heading down to the light and airy Kitchen.

Culinary comforts greet you in the Kitchen, a modern twist on the typical cottage Kitchen, with high-quality in-frame timber shaker units painted in pale blue with granite worktops. Finished in country cream tones this family-friendly kitchen is fitted with a host of modern appliances. Filled with light, the Kitchen opens up to a relaxed dining area, with tiled flooring and white painted beams. Cook up a feast as your guests gather around the farmhouse table in the Dining Room to share a story and a glass of wine.





Step through the latched door and marvel at the exposed beams complemented by the white-washed beams and sisal flooring, serving as a backdrop to the fireplace. A large multi-fuel burner stands proud in this feature fireplace.

Imagine cosy evenings with your loved ones curled up in front of the roaring fire long after sunsets on an eventful day boating on the river.



Glazed French doors partition the Kitchen-Dining room from the bright and welcoming Orangery.

Natural light flows in through the roof lantern above and the bank of windows overlooking the Garden and down to the river.

French doors provide a seamless transition from indoors to out.

Why not spend hazy summer days drifting between the two.





Take the charming staircase to discover the first of the three double Bedrooms.

Coastal cottage charm abounds in these delightful rooms from the windows that frame the views out towards the River Dart with the colours echoing the waterside theme.

Refresh and revive in the En-Suite Bathroom with shower, freestanding tub, wash basin and lavatory.



Take a peak into the third Bedroom with views out to the village and river.

Next door discover a sumptuous shower room. Neat and modern, it also provides En-Suite facilities for this Bedroom.

Head back to the landing to the second Bedroom, another great-sized room, with casement cottage windows to enjoy the river views. There is also a handy En-Suite Bathroom





Time to head out to the Garden, beyond the first Patio is a second seating and Barbecue Area, nestled by the Conservatory.

This pretty Garden is awash with colour. The well-maintained flat lawn sweeps down to the end of the Garden, leading to a handy Shed and Store under the Orangery.

Designed with entertaining in mind, the Garden is ideal for capturing the last of the evening sun. Soak up the splendour of this perfectly private setting, relax and unwind before retiring to bed after an evening spent entertaining.







## About... Dittisham

Within moments of the front door, there is so much on offer for young and old. The village pub The Red Lion Inn is a two-minute walk up the road. The Red Lion Inn also hosts the village shop well stocked with local artisan produce, along with a Post Office - the village hub. A 10-minute walk will take you to The Quay where you will find the Ferry Boat Inn alongside the River Dart. Grab the coveted window seat and watch the water traffic pass serenely by while enjoying a drink or leisurely lunch. Opposite is The Anchorstone Café one of the South Hams' few true river-side cafés, situated on the bank of the River Dart which specialises in delicious seafood lunches – crab, lobster and mussels from their riverside terrace.

Take a small ferry boat over the Dart to visit Greenway, the former home of Agatha Christie. The Ham fields and playground by the river is a wonderful space for children and water sports enthusiasts will appreciate the numerous activities on offer including a sailing school.

Dartmouth is within easy reach and provides a comprehensive selection of options including independent delicatessens, butchers, bakers and a renowned fish market, complimented by Sainsbury's and Marks and Spencer. For fine dining a generous selection awaits including the elegant Seahorse Bistro, perfect for a special occasion.



# Floorplan

## DART VIEW

Approx. gross internal area  
1910.1 Sq Ft. / 177.5 Sq M.

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## The Little Details...

- 3 double-Bedroom Detached Cottage
- 3 Bathrooms
- Orangery & Conservatory
- Period features
- Extensive private gardens
- Idyllic riverside village setting

**Postcode:** TQ6 0ES

**Tenure:** Freehold in a Conservation Area

**Council Tax: Band:** F

**EPC Rating:** E

**Local Authority:** South Hams District Council

**Access:** One step up from the patio

**Broadband Speed:** Up to average 74mbps

**Mobile Coverage:** Good

**Mains:** Water, Electricity & Drainage

**Heating:** LPG Gas Central Heating

**Parking:** Parking for several cars

**Transport:** Kingsbridge 12 miles, Dartmouth 7 miles, Totnes 8 miles for mainline trains to London

**W3W:** geek.villager.reflected

 **what3words** ///interrupt.tradition.harmony



*We'd love to show you around*

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