



**Curlew Cottage, 3 Well Park Terrace, Higher Street,
Dittisham, Dartmouth, TQ6 0HX**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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An absolutely delightful cottage situated in this much sought after River Dart village with the most stunning views of the River Dart and surrounding countryside.

Curlew Cottage is a much loved second home and successful holiday let which offers a wonderful opportunity for a perfect bolthole in this charming village.

Dittisham is a picturesque Devon village with charming cottages lining the narrow streets. It is one of the most sought after villages in the South Hams and lies on the west bank of the River Dart. It has a medieval church, a popular sailing club, riverside cafe and two public houses, one of which is home to the post office/stores. A passenger ferry service links the village to the port of Dartmouth where there is a good range of galleries, shops, restaurants and excellent marina facilities.

The cottage is beautifully presented throughout, and on the ground floor comprises of a small entrance hall leading through to the cosy sitting room with a feature fireplace with open fire and a cloakroom. The kitchen/breakfast room is a lovely light and airy room, well equipped with integrated appliances. Off the kitchen is the conservatory which enjoys beautiful views over the garden towards the River Dart, and with access out to the garden.

On the first floor there are two gorgeous bedrooms. The main bedroom with en suite shower has a small adjoining dressing room and the most superb views. The family bathroom has a bath with an overhead shower.

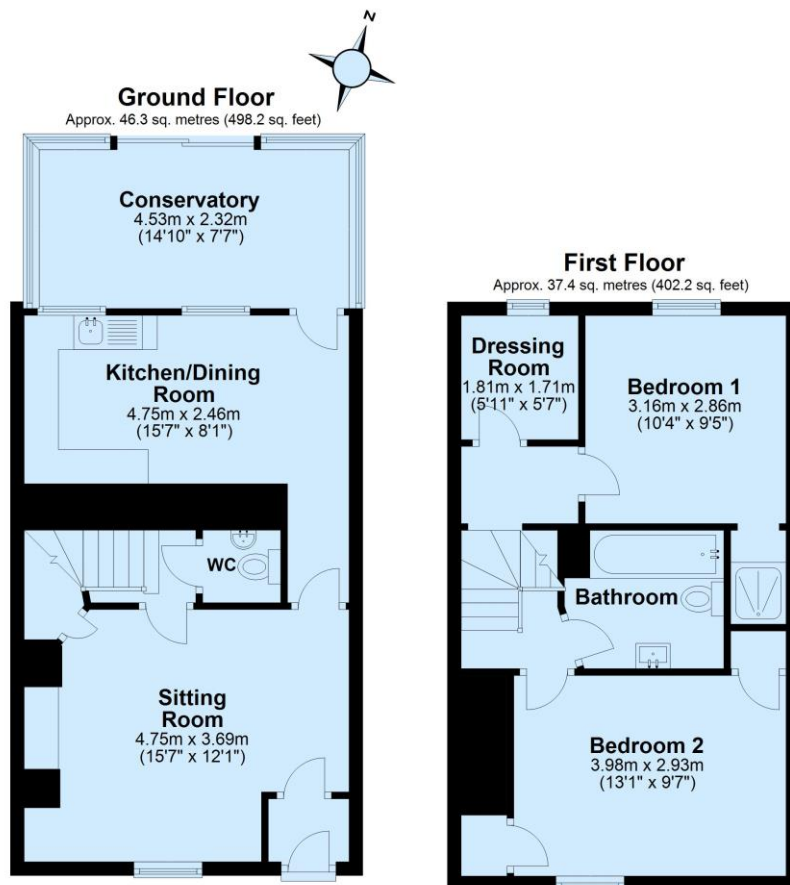
The garden is a particular feature of this charming home. Bursting with mature planting and box hedging, the views are absolutely stunning. There is a lovely lawned area leading to a paved dining patio and a garden shed.

KEY FEATURES

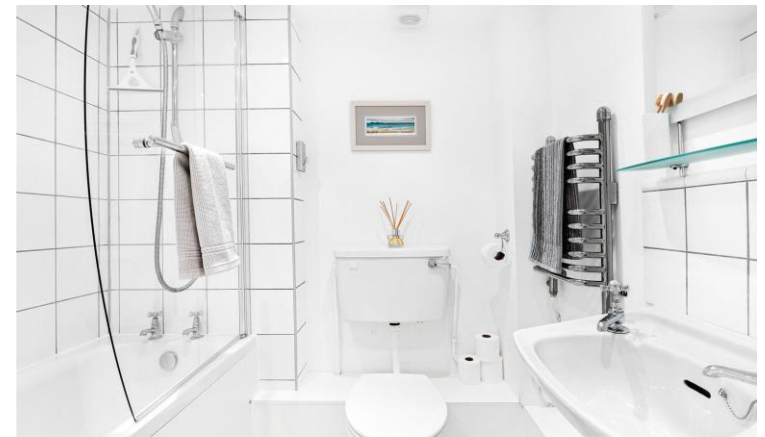
- Charming 2 Bedroom Cottage
- Absolutely Stunning Views Of The River Dart & Surrounding Countryside
- Beautifully Presented
- Idyllic Riverside Village Location
- Pretty Mature Garden
- Walking Distance Of The Village Amenities
- Short Drive To Dartmouth
- Electric Heating

BEDS 2 | BATHS 1/2 | RECEPTS 2 | EPC Rating F | COUNCIL TAX n/a | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 83.6 sq. metres (900.3 sq. feet)



DIRECTIONS

From Dartmouth take the A3122 towards Totnes. After approximately four miles turn right at The Sportsman's Arms signposted to Dittisham. Once you reach the village bear left signposted to East Cornworthy and the property will be found after a short distance on the right hand side.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but 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. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. 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. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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