

PIPIRIKI DITTISHAM



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Pipiriki | Riverside Road | Dittisham |
Devon | TQ6 0HS

Mileages

Dartmouth 6 miles, Kingsbridge 14 miles, Totnes 9.5 miles

(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hallway | Sitting Room | Sun Room | Dining Room
| Kitchen | Pantry | Conservatory | WC | Utility Room

First Floor

Landing | Master Bedroom with En-suite | Three Additional
Bedrooms | Family Bathroom | WC

Outside

Paved Terrace | Lawned Garden | Garage | Driveway with
Parking

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk

1-3 Hauley Rd, Dartmouth TQ6 9AA

Prime Waterfront & Country House Office

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge TQ7 1PP

PIPIRIKI

“Pipiriki represents a rare opportunity to own a
wonderful home in one of Devon's most sought-
after riverside villages”

Pipiriki is a charming detached home nestled in the picturesque village of Dittisham, along the serene banks of the River Dart in the South Hams, situated in a wonderful south-facing position which embraces the stunning estuary views.

The property dates from the 1930s and has been carefully maintained, although it would now benefit from updating and modernising.

Pipiriki represents a rare opportunity to own a wonderful home in one of Devon's most sought-after riverside villages. Its combination of breathtaking views and prime location makes it an ideal choice for those seeking a tranquil yet connected lifestyle.

This enchanting riverside property, where the garden gently slopes down to meet the tranquil waters of the River Dart, offers a unique setting which provides uninterrupted views and access to the foreshore — ideal for boating, crabbing, or simply enjoying the ever-changing tides.

This much-loved home is bathed in natural light and offers spacious, well-appointed accommodation throughout.

On the ground floor, the entrance hall leads into a charming dining room featuring a bay window, and a spacious sitting room with a fireplace and double doors opening into a bright sunroom with access to the garden. The fitted kitchen includes a range of wall and base units, a built-in cupboard, and a walk-in pantry. A small conservatory off the kitchen leads to a practical utility room and a separate cloakroom.

Upstairs, the main bedroom benefits from its own en suite bathroom. There are three further guest bedrooms, a family bathroom, and a separate WC.

The gardens and setting are a particular highlight of this exceptional property. Located on the highly sought-after Riverside Road, the garden stretches down to the foreshore, offering a unique and tranquil setting. A large paved dining terrace with a stylish glass balustrade is positioned just outside the main living areas, providing the perfect spot for entertaining. The garden is mainly laid to lawn and surrounded by mature planting for added privacy and appeal.

The property also includes a garage and additional driveway parking.





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.

“Dittisham is a picturesque Devon village with charming cottages lining the narrow streets”





Property Details

Services: Mains electricity, water and drainage

EPC Rating: Current: G, Potential: C

Council Tax: G

Tenure: Freehold

Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Proceed out of Dartmouth towards Totnes. After approximately 3 miles, turn right at the Sportsmans Arms, Hemborough Post, signposted to Dittisham. On entering the village, turn right onto Riverside Road just after The Red Lion Inn. Pass the church on your left and Pipiriki will be found on the left.

Viewing

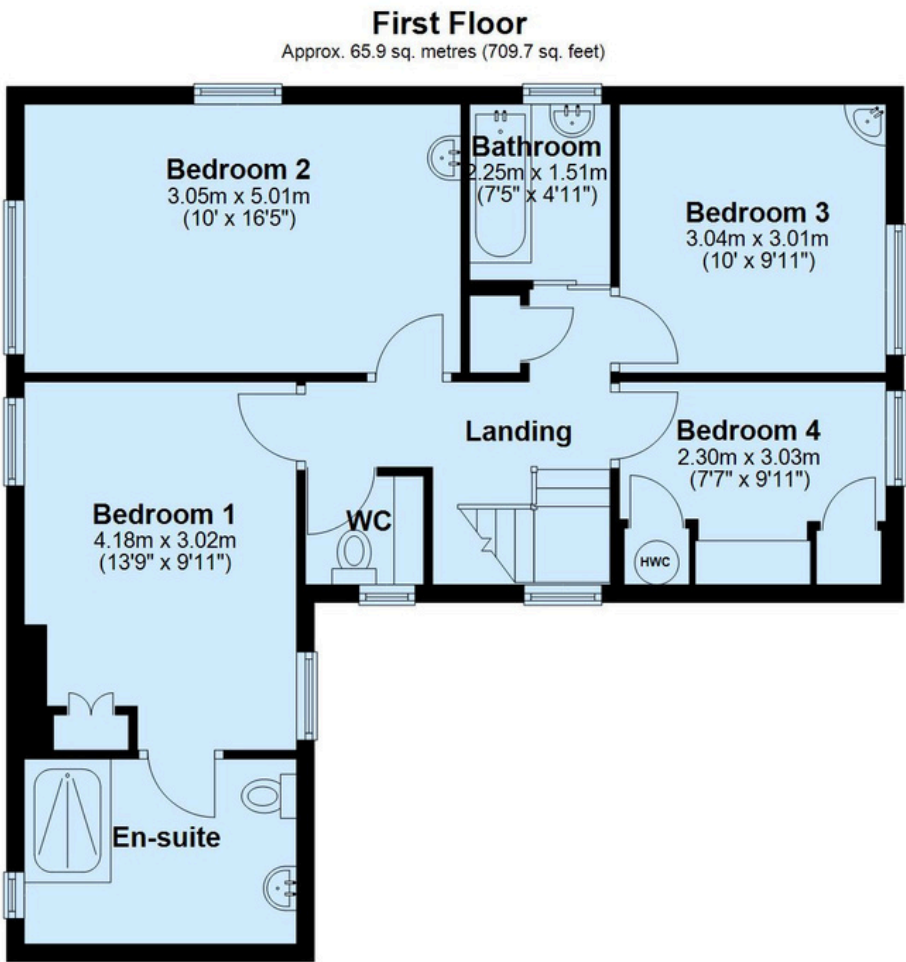
Strictly by appointment with the Sole Agents, Marchand Petit Prime Waterfront & Country House Office. Tel: 01548 855590



Floor Plans



Main area: Approx. 165.0 sq. metres (1775.6 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.5 sq. feet)



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.



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Prime Waterfront & Country House Office

01548 855590 | pwch@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590