

# Brook House, Dittisham, Dartmouth

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A detached stone built house, sitting in grounds of about 1 acre, **including mature gardens, wild meadow, pond and ample parking.** On the edge of The Ham and the River Dart, and an easy walk to the village pubs and shop.

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## Distances

Dartmouth 6 miles, Totnes (with main line rail link to London) 8 miles  
Blackpool Sands 7 miles (All distances and times are approximate)

## Summary of accommodation

**Ground Floor:** Entrance hall | Three double bedrooms, one with an en suite shower room | Family bathroom | Utility room | Boiler room | Workshop

**First Floor:** Front door through to entrance porch | Galleried entrance hall  
Double length living room | Dining room | Kitchen | Guest cloakroom

Gardens and grounds of about one acre, including wild meadow, gardens, pond and terraces

Gross Internal floor Area 1,796 sq ft (167 sq m)

In all about 1.1 acres

NB. There is an orchard of about 1/3 acre with double store/garage, available by separate negotiation.





## The location

Dittisham is a quintessential 'chocolate box' village, with a wonderful mix of cottages and thatched houses, quaint lanes and a large village green known as The Ham, which is situated on the bank of The River Dart. Dittisham remains one of the most sought-after villages in the South Hams, not just because of its charm, but because it is a vibrant community with two village pubs, post office/general store, a waterside cafe and a popular sailing club. Dartmouth is about 6 miles distant in the car or about 20 minutes down river, and offers an array of shops, boutiques, pubs and restaurants, as well as a cinema, indoor and outdoor swimming pools, three supermarkets, a health centre and a good selection of schools.

Totnes is about 8 miles distant and offers a mainline rail link to London Paddington with a journey time of about 2 hours and 40 minutes. The A38, which in turn leads to the M5, is about 15 miles distant.

## The property

Brook House is a pretty stone built house situated on the edge of The Ham in Dittisham, in the heart of the village. The Ham is a wonderful riverside park which also offers a public slipway into the River Dart, and this is a short level access from the driveway at Brook House.





The house, which was built in the early eighties, offers spacious accommodation arranged over two floors. The reverse level living takes full advantage of the wonderful views on offer. Stone steps rise from the terrace to the front door which in turn opens into an entrance hall with guest cloakroom and a galleried landing beyond. There are two lovely reception rooms, including a dining room and a sitting room and a bright kitchen/ breakfast room on this level.

The kitchen/breakfast room is fitted with a range of units, double oven, hob and dishwasher and offers gorgeous views of the River Dart. The sitting room is a double length reception room, again with wonderful views, a wood burning stove set in a stone inglenook fireplace and double doors leading to a decked balcony.

Stairs descend from the galleried landing to the lower ground floor which comprises three large double bedrooms, including the principal bedroom with an en suite bathroom and double doors opening on to the adjoining terrace. In addition, there is a family bathroom, utility room and boiler room with external door.



## Gardens

Outside is possibly the jewel in the crown for this lovely home. The grounds are approached through a five-bar gate off Ham Lane and the drive then extends through the meadow beyond the natural spring fed pond. There is a wonderful selection of trees and mature shrubs and at the top, ample parking for cars and boats. A gate provides access across the path and into Brook House.

## Services

Mains water and electricity. Private drainage, LPG central heating via radiators.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.



## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ6 0HB)

Proceed on the A3122 towards Dartmouth; at The Sportsmans Arms turn towards Dittisham. Once in the village, pass The Red Lion pub and turn immediate right into Riverside Road. Take the next right into Ham Lane which leads to the Ham Car Park. At the bottom of the lane on the right, you will see the five bar gate for the drive to Brook House.

**What3words:** stung.hinted.ordering for the driveway entrance if in a car  
panther.negotiators.codes if on foot and walking to the house

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council 01803 861234

**Council Tax:** Band G

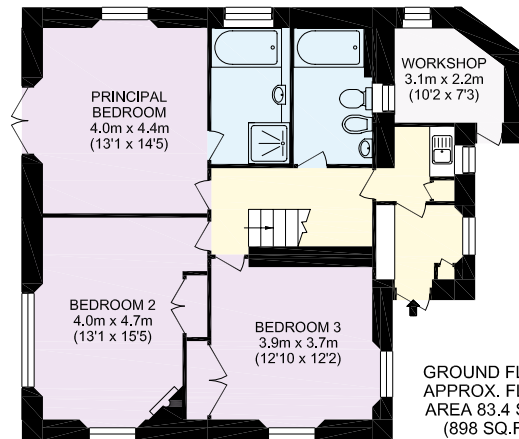
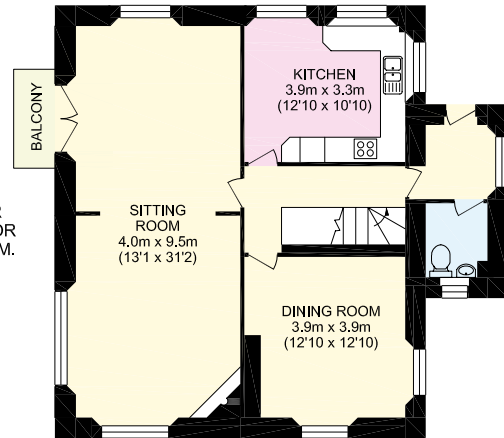
**EPC Rating:** E

**Offers in excess of** £1,500,000

**Approximate Gross Internal Floor Area**  
**166.8 sq m - (1796 sq ft)**  
**(Excluding Workshop and Garden Shed)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

FIRST FLOOR  
 APPROX. FLOOR  
 AREA 83.4 SQ.M.  
 (898 SQ.FT.)



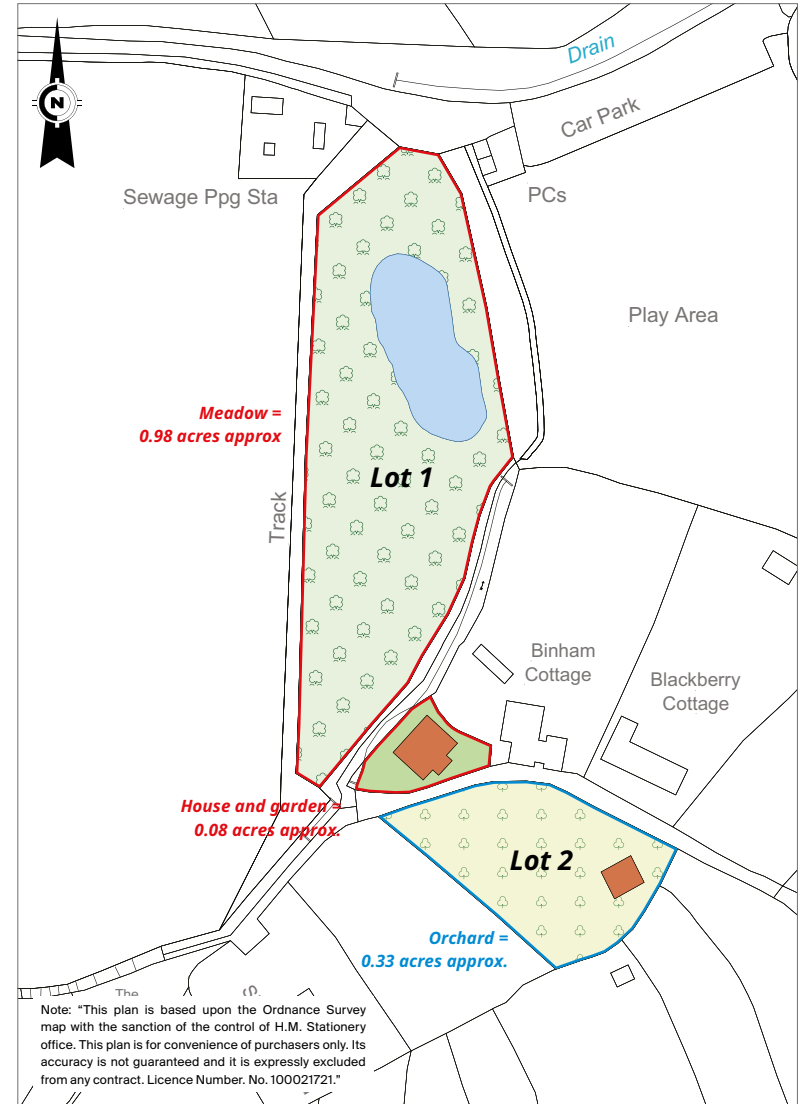
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 83.4 SQ.M.  
 (898 SQ.FT.)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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I would be delighted to tell you more

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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No.100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.  
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