



## MAYFLOWER

Dittisham, Devon





# IMAGINATIVELY DESIGNED CONTEMPORARY HOUSE WITH GORGEOUS VIEWS TO THE RIVER DART

Set within one of the South Hams' most popular waterside villages

## Summary of accommodation

**First Floor:** Entrance hall | Cloakroom | Sitting room with balcony | Kitchen/dining room with balcony

**Ground Floor:** Cinema room | Utility room | Principal bedroom/dressing room/shower room suite  
Guest bedroom/shower room suite | Two further bedrooms and bathroom

**Outside:** Double garage and studio | Terraced gardens | Terraces

**Distances:** Dartmouth 5 miles, Totnes 8.5 miles, Exeter 41 miles  
(All distances are approximate)

Offers in excess of £1,500,000



# SITUATION

Dittisham is a popular and exceptionally beautiful riverside village on the west bank of the River Dart Estuary, 2 miles upstream from Dartmouth. Embraced by the rolling hills of the South Hams, it has a picture postcard setting, with its winding narrow lanes with charming cottages and pretty quayside buildings and boathouses. In summary an idyllic hidden gem.

Traditionally Dittisham was a hub for shipbuilding and a bustling port in the 17th and 18th centuries until fishing became more prominent in the 19th century.

The river is a theatre of marine activity all year and is a playground for those who love the water, with sailing, kayaking, paddleboarding, fishing etc. In addition the Dart is renowned for supporting an abundance of wildlife.

In the village there is a pub/ post office/ store, a waterside pub ; the Ferry Boat Inn, sailing club and the waterside Anchorstone café. Also there is a popular large open space by the water's edge, known as The Ham. There are ferries to Dartmouth and to the National Trust owned Greenway, former home of Agatha Christie. There is an active community with many regular local events, including the Dittisham Regatta, and also many gorgeous walks, including along the South West Coast Path.

Within easy reach is the beautiful and historic waterside town of Dartmouth, at the mouth of the Dart Estuary, and being one of Devon's premier seaside havens, attracting sailing vessels from all over the world. With its iconic Britannia Naval College and Dart Marina and Yacht Haven, it is also a culinary enthusiast's paradise, with an excellent selection of shops, artisan cafes, boutiques, galleries, pubs and restaurants, as well as supermarkets and medical facilities. It is also famous for its annual Royal Regatta.

The South Hams is renowned for its beautiful rolling countryside scattered with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs and there are many opportunities on the doorstep for gorgeous walking and the South West Coast Path provides breathtaking coastal walks. There is golf at Best Western The Dartmouth Hotel, Bigbury and Thurlestone.





At the delightful town of Totnes there is a station with mainline connections to London (Paddington) and, via Totnes and the A38, is the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. To the west is the city of Plymouth, from where there are ferries to France and Spain.

# THE PROPERTY

Mayflower occupies a quiet elevated location towards the edge of the village and was built in 2015 to an imaginative and stylish design to take maximum advantage of the impressive position and the gorgeous views over the village to the River Dart Estuary and rolling countryside beyond.

The living accommodation is on the first floor following an open plan style and making use of space, light and, of course, the superb views. Both the 31 foot sitting room and the kitchen/ dining room, on slightly different levels, have high vaulted ceilings with exposed roof timbers, exposed boarded flooring and oak framed glazed gable ends with bi-fold or French doors out to lovely decked terrace balconies with glazed balustrades and the stunning views.

The sitting room has a wood burner and lovely French doors through another oak framed glazed gable end at the other end to the impressive terraces at the rear. The kitchen/ dining room has a fully fitted kitchen area with island and dining area with glazed door to the balcony making it ideal for al fresco dining.

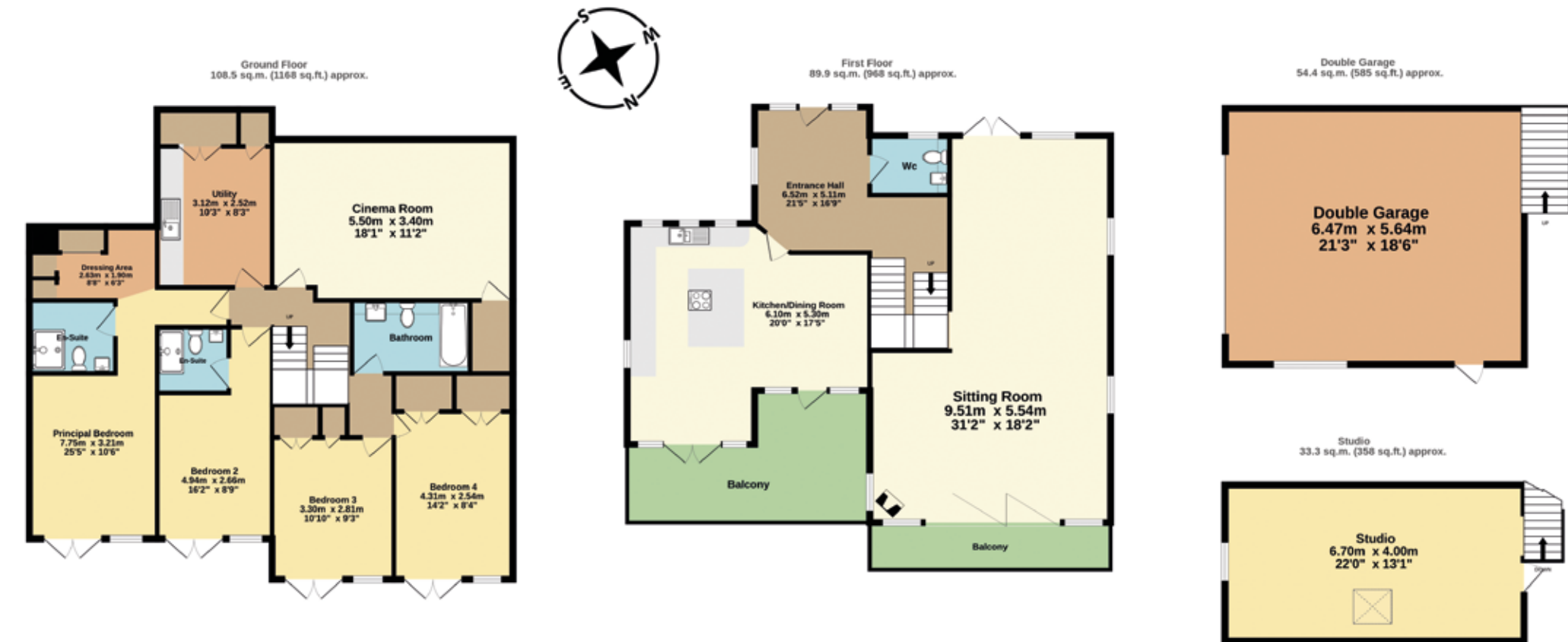
The entrance hall also has exposed boarded flooring, steps to the attractive sitting room, door to the kitchen/ dining room and staircase down to the ground floor. The principal suite, guest suite and two other bedrooms all have French doors to the gardens. The bathroom and shower rooms have good quality fixtures and fittings and to the rear is the impressive cinema room and utility room.







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



Approximate Gross Internal Area  
198.4 sq.m. (2136 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Off the lane to the back of the house and gardens is the double garage with studio above which could easily double up as an office. There is good Wifi throughout so working from home is a real possibility. At the back of the house are paved terrace areas on different levels providing pleasant and private outside sitting and dining areas. There is a hot tub on a terrace to one side and steps down to the enclosed terrace garden to the front of the house which adds to the lifestyle opportunities at Mayflower.

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# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Air source heat pump. Central heating

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

**Council Tax:** Band G

**EPC:** C

**Directions:** TQ6 0ES What three words [///cycle.buns.intruded](#)



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