



2 Bell Cottages



# 2 Bell Cottages

Dittisham, Devon, TQ6 0HS

Dartmouth 6 miles Totnes 8 miles Exeter 40 miles

A beautifully presented and charming cottage with wonderful river views and parking situated in the heart of Dittisham.

- No Onward Chain
- Enclosed Terrace
- Open Fireplace
- Freehold
- Wonderful River Views
- Parking
- Sought-After Location
- EPC E / Council Tax N/A

Guide Price £450,000

## SITUATION

Nestled on the western banks of the River Dart, among rolling green hills and wooded valleys, Dittisham is one of the South Hams most attractive and unspoilt villages. This highly desirable village has a thriving community with a church, post office/general store, two pubs, a waterside café and a popular sailing club. At the heart of the village is 'The Ham' a wonderful, waterside recreational park. Situated on the opposite side of the River Dart and linked by the Greenway Ferry is the National Trust owned estate of Greenway, once home of the crime writer Agatha Christie.

The historic naval port of Dartmouth, located a few miles away, should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 13 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## DESCRIPTION

2 Bell Cottages is a beautifully presented and charming cottage situated in the heart of the pretty, riverside village of Dittisham. The property is ideally located for exploring all that the village has to offer being only a short, gentle walk from The Ham and River Dart. This delightful property has accommodation arranged over three floors with a spacious kitchen/dining room occupying the ground floor with doors opening to an enclosed rear terrace. On the first floor is a generous sitting room with feature brick fireplace providing a warming focal point. The sitting room also offers magnificent, far-reaching views over the River Dart and surrounding countryside. On the second floor are two bedrooms which are served by a smartly finished bathroom whilst there is an additional WC on the ground floor. The property has a parking space in a shared private car park which is located behind the property whilst additional unrestricted on-street parking can be found on Riverside Road.



## ACCOMMODATION

The front door opens to the entrance hall which has access to a useful understairs cupboard as well as a separate cloakroom with WC and wash hand basin. Tiled flooring leads through to the bright and airy kitchen/dining room which has French doors opening to the enclosed rear terrace and window with view of the Church and River Dart beyond. The kitchen features a range of floor and wall mounted units above and below tiled surrounds and features an integrated electric oven and hob whilst the is space for a fridge, freezer, dishwasher and washing machine.

A turned staircase rises to the first floor and the spacious sitting room with feature brick fireplace and characterful exposed beams. The sitting room is bathed in natural light from dual aspect windows which also offer wonderful, far-reaching views over the River Dart and surrounding countryside. Next to the sitting room is the smartly finished family bathroom which has a WC, wash hand basin electric underfloor heating and a built in cupboard offering storage for linen and towels. Stairs continue to the second floor passing a skylight flooding the space with natural light. Bedroom one is gently, nestled in the eaves and beneath a vaulted ceiling. The room is of a good size and also features a built in wardrobe as well as offering access to useful eaves storage. Bedroom two is a single room with skylight which would also suit as a home office.

## OUTSIDE

To the front of the property is a small paved terrace where there is space for a bench or bistro table and chairs. The paving leads to the side of the property and around to the rear where there is an enclosed terrace which has well stocked, raised beds providing a wealth of colour and privacy. The space is perfect for alfresco dining and entertaining as it is also accessed from the kitchen/dining room. A gate leads from the terrace to the parking where the property has space to park one vehicle.

## TENURE

Freehold.

## SERVICES

Mains electricity, water and drainage. Electric radiators throughout.

Ultrafast broadband available at this location and mobile networks provided by EE, O2 and Vodafone only at this location (information provided by Ofcom)

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.

## DIRECTION

Proceed out of Dartmouth towards Totnes. After approximately 4 miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. On entering the village, turn right into Riverside Road just after the Red Lion Inn where you will find the property immediately on the right hand side opposite the church.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1048 sq ft / 97.4 sq m  
For identification only - Not to scale

**Second Floor**  
Bedroom 1: 4.37 x 3.48m (14'4" x 11'5")  
Bedroom 2: 2.11 x 1.93m (6'11" x 6'4")

**Ground Floor**  
Kitchen / Dining Room: 7.06 x 4.34m (23'2" x 14'3")

**First Floor**  
Sitting Room: 7.06 x 3.33m (23'2" x 10'11")

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1090000