



Pennymead











# Pennymead

Riverside Road, Dittisham, Devon, TQ6 0HS

Dartmouth 6 miles Totnes 8 miles Exeter 40 miles

A detached house, set in an elevated south facing position on one of the South Ham's most coveted residential roads enjoying wonderful far-reaching views of the River Dart and across the pretty village of Dittisham.

- No onward chain
- Parking & garage
- Highly coveted residential road
- Significant potential to redevelop/extend (STPP)
- Freehold
- Stunning views over the River Dart
- 3 bedrooms & 3 bath / shower rooms
- Plot extending to 0.28 acres
- Sought-after village location
- EPC F / Council Tax G

Guide Price £1,300,000

## Stags Dartmouth

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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, deep water moorings nearby 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 6 miles away by car (20mins by the regular passenger ferry) provides all your retail and recreational needs, with the town full of galleries, restaurants, shops, 2 swimming pools, leisure centre and 3 supermarkets. Situated just outside the nearby village of Stoke Fleming is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. To the north is the medieval market town of Totnes with its further amenities and main-line railway station offering direct links to London Paddington whilst the A38 Devon expressway is approximately 13 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Immediately north of the A38 is the breath taking Dartmoor National Park.

DESCRIPTION

Pennymead is situated in a commanding position enjoying a south facing orientation and outstanding views over the village to the River Dart and Agatha Christie's Greenway Quay. Located on the highly coveted Riverside Road, aptly named due to the close proximity and fine views of the River Dart. The property is ideally situated close to the Ham for easy access to the water and recreational pursuits such as dinghy sailing, canoeing and paddle boarding and is within walking distance of the village's two pubs. The accommodation is mostly arranged on the first floor with a spacious sitting/dining room best positioned to enjoy the superb, far-reaching views. The kitchen provides direct access to the paved terrace which is perfectly positioned for alfresco dining whilst admiring the views. The property offers three bedrooms, one with ensuite facilities as well as a separate bathroom. Completing the accommodation on the ground floor is an additional shower room and a utility room accessed from the garage. To the front of the property is a sweeping driveway leading to a large garage with internal access and the main entrance. Steps lead to a first floor terrace which wraps around to the rear garden which is mostly laid to lawn. Subject to the necessary permissions there is a significant opportunity to capitalise on this valuable location by extending and upgrading the existing accommodation as achieved by the neighbouring properties. In all the plot extends to approx. 0.28 acres.







## ACCOMMODATION

The front door opens to the ground floor entrance hallway which leads to an open tread staircase rising to the first floor and a wonderful split level landing with large window offering views across the village as well as flooding the hall with natural light. Leading from the landing is the sitting/dining room which benefits from large sliding windows offering stunning views across the village and the River Dart. The seating area features a stone fireplace and also offers a separate door opening to the terrace which enjoys the same far-reaching views. The kitchen features a range of floor and wall mounted units as well as an electric oven, hob and space and plumbing for a dishwasher. The kitchen also offers a door opening to the same terrace as the sitting room making this perfect for alfresco dining and entertaining whilst admiring the views.

Accessed up six steps to the split level landing are three bedrooms which are situated to the rear of the property. Bedroom one benefits from a vanity basin, a range of built in wardrobes as well as a dressing area next to an ensuite bathroom with full length bath, separate shower, WC, wash hand basin and heated towel rail. Bedroom two enjoys wonderful river views and also has built in wardrobes and a vanity basin. Bedroom three could be utilised as a study and offers a door opening to the rear garden. The bedrooms are served by a family bathroom with full length bath, WC, wash hand basin and heated towel rail.

Completing the accommodation on the ground floor is a shower room with separate WC and wash hand basin which is ideal when returning from a muddy walk or a day on the river. Leading from the entrance hall is the large internal garage which has an electric roller door and provides plenty of space to park a car in addition to a small workshop area, an understairs cupboard and ample storage space. Accessed from the driveway or internally from the garage is a most useful utility room which houses the recently replaced oil fired boiler and hot water cylinder. The utility room offers an excellent drying space with additional sink and storage space as well as space and plumbing for a washing machine and additional appliances.

## OUTSIDE

A sweeping driveway leads from Riverside Road passing a well stocked shrub and rose garden to the parking area which has space to park two vehicles next to the garage and front door of the property. Steps rise from the driveway to the elevated terrace which provides the perfect spot for admiring the magnificent views available. A path leads to the side of the property and the superb rear garden which is laid to lawn with hedge borders. The garden offers potential and plenty of space to create a wonderful ornamental or vegetable garden with a southerly aspect. In all the plot measures approx. 0.28 acres.

## TENURE

Freehold.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## LOCAL AUTHORITY

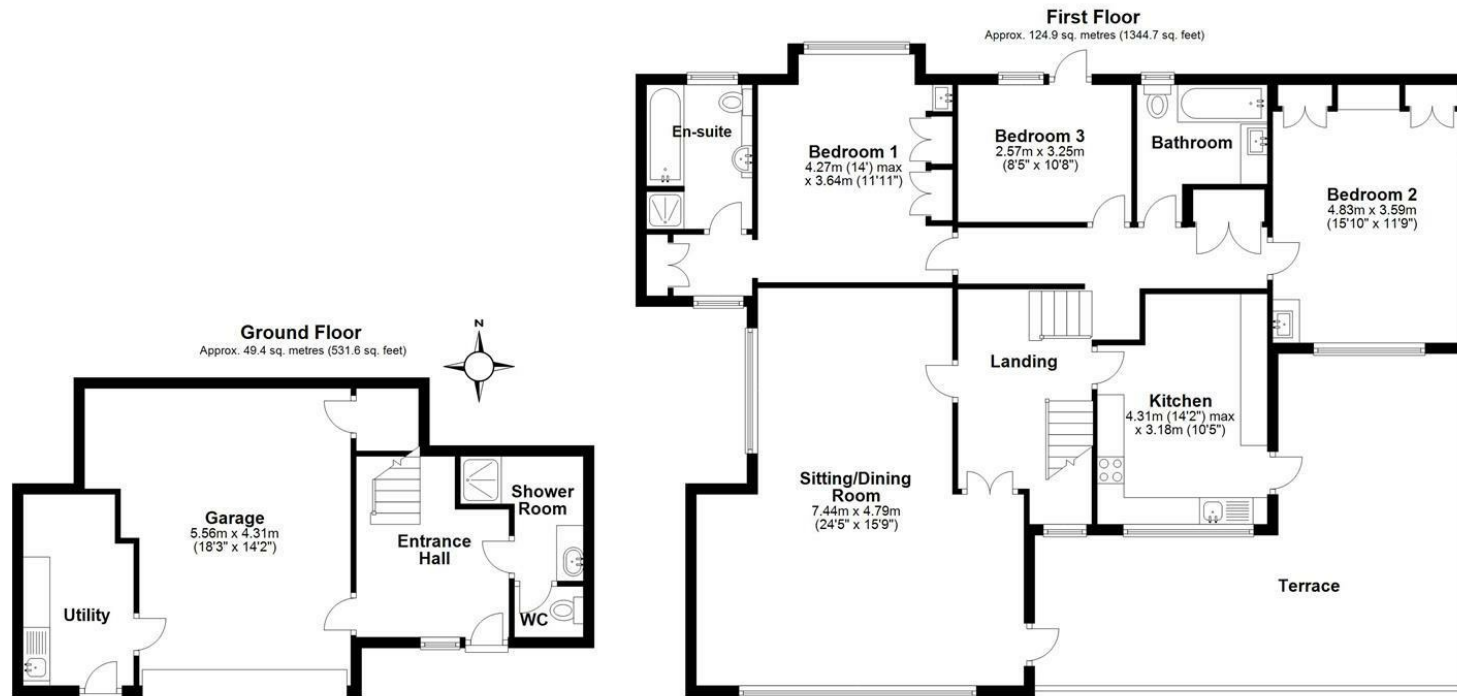
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

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. Pass the church on your left continue along the road passing the turning on the right for Ham Lane. Pennymead will be found a short distance further along on the left-hand side.



Total area: approx. 174.3 sq. metres (1876.3 sq. feet)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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