



CROOKS COTTAGE

M A N O R   S T R E E T   D I T T I S H A M



CROOKS COTTAGE  
A charming character home in the heart  
of the unspoilt riverside village of  
Dittisham.





As you meander down scenic Manor Street in the picture postcard village of Dittisham, just before the quay, a distinctive pink cottage with a bold green door catches your eye.

This is Crooks Cottage - a characterful, Grade II Listed home at the heart of this popular coastal village.

Built in the 18th Century, this former fisherman's cottage welcomes us like an old friend.



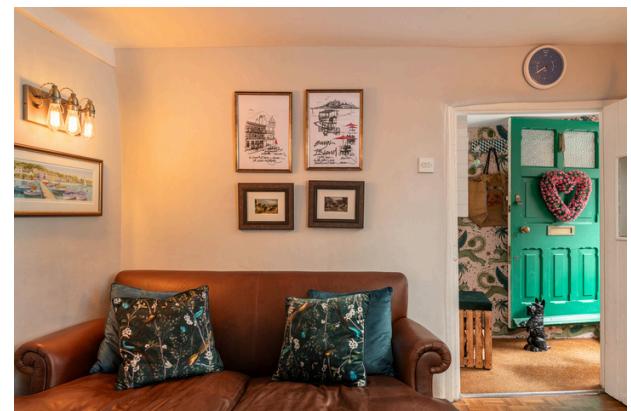


## IMMERSE YOURSELF IN THE SERENITY OF CROOKS COTTAGE

Stepping through the quaint wooden door, a cosy Living Room welcomes you - brimming with warmth and character.

Soft natural light gently pours through the South-facing window, casting a warm glow across the room.

Why not settle yourself into the window seat with a captivating book in hand.





Whitewashed walls are the perfect backdrop for a charming inglenook fireplace, where the wood burner crackles invitingly, providing an enchanting focal point whether relaxing on the sofa or dining with friends.





## INDULGE IN CULINARY ADVENTURES

The Kitchen is stylish with its patterned tiling complementing the shaker cabinetry and rich-toned wooden worktops.

A great Pantry and Utility Room provide plenty of room to prepare tasty delights for your guests.

Plus there's a handy Cloakroom too.





Let the enchanting allure of the river work its magic as you contemplate your day ahead whilst breakfasting in this enchanting setting. Or as the sun sets, relax and unwind in the splendour of the majestic river and countryside views.



## FIT FOR A KING

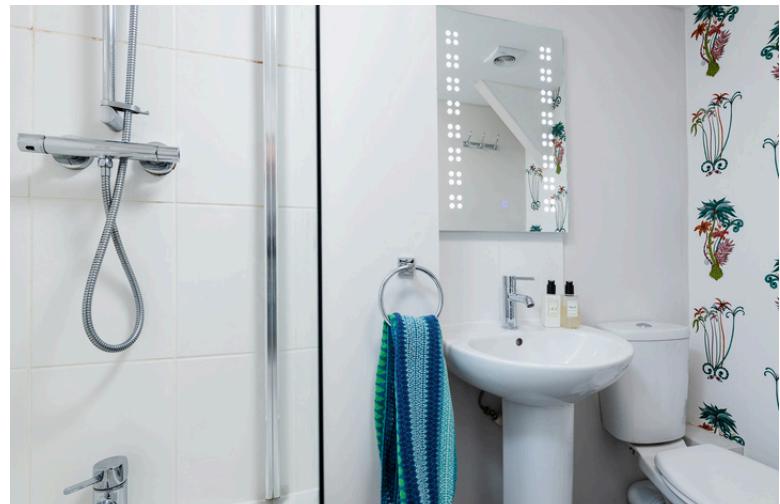
Upstairs you will find two double Bedrooms - havens of tranquility and comfort.

Bedroom One invites you to unwind in its King-size bed, offering views of village life through the pretty mullion windows.



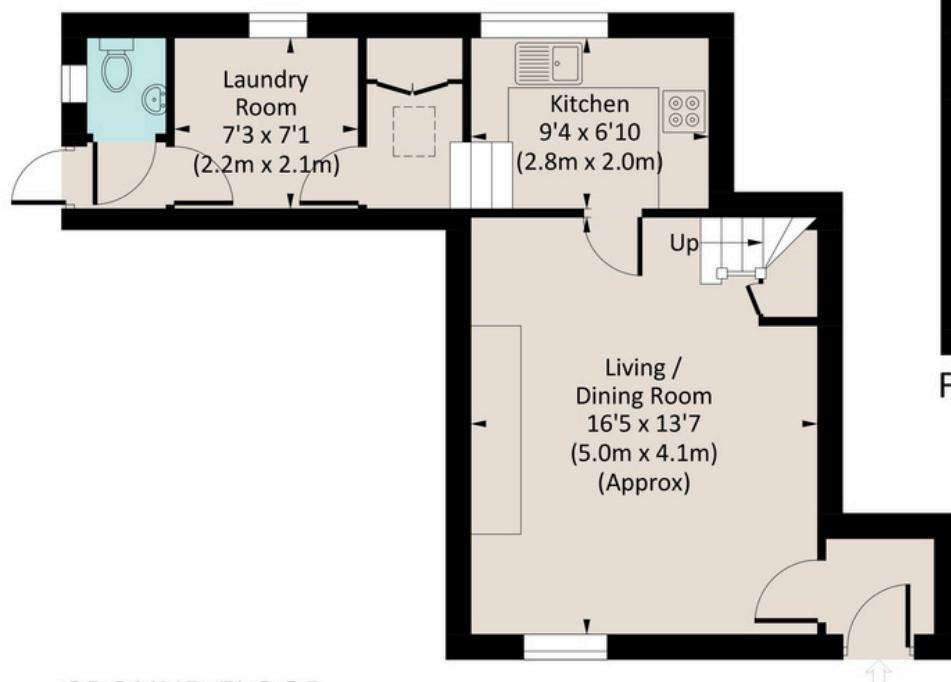
Bedroom Two is equally as inviting, with the vaulted ceiling offering a unique ambience as well as stunning views of the River Dart and surrounding countryside.

Then soak away your day in the contemporary Family Bathroom.

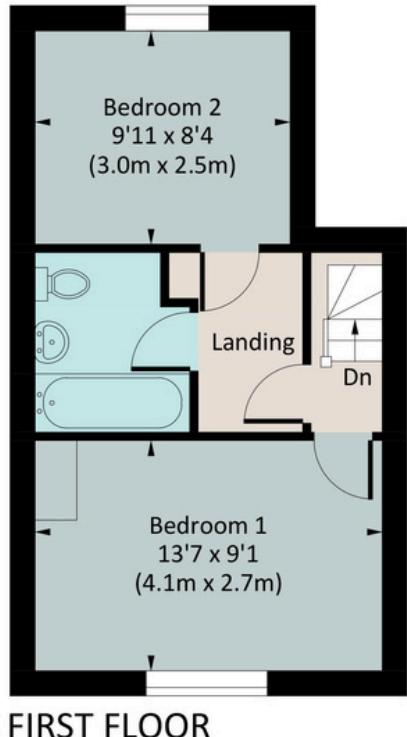


## CROOKS COTTAGE

Approx. gross internal area  
715.4 Sq Ft. / 66.5 Sq M.



## GROUND FLOOR



## FIRST FLOOR

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## THE LITTLE DETAILS

- Postcode: TQ6 0EX
- Tenure: Freehold
- Council Tax: Currently Business Rated
- EPC rating: D
- Grade II Listed
- Local Authority: South Hams District Council
- Mains: Water & Drainage, Electricity
- Heating: Electric
- Parking: 2 Public Carparks Nearby
- Broadband Speed: Up to 74Mb
- Transport: Totnes (16 miles) for mainline trains to London A38 Devon Expressway - 20 miles

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### OUT & ABOUT IN DITTISHAM

Within moments of the front door, there is so much on offer for young and old. The Quay is virtually on your doorstep as well as the popular village pub - The Ferry Boat Inn. Grab the coveted window seat and watch the water traffic pass serenely by while enjoying a drink or leisurely lunch. Opposite is The Anchorstone Café one of the South Hams' few true river-side cafés, situated on the bank of the River Dart which specialises in delicious seafood lunches – crab, lobster and mussels from their riverside terrace.

Take a small ferry boat over the Dart to visit Greenway, the former home of Agatha Christie. The Ham fields and playground by the river is a wonderful space for children and water sports enthusiasts will appreciate the numerous activities on offer including a sailing school.

A 10-minute walk will take you to the village hub - The Red Lion Inn, which also hosts the village shop well stocked with local artisan produce, along with a handy post office.

Dartmouth is within easy reach and provides a comprehensive selection of options including independent delicatessens, butchers, bakers and a renowned fish market, complimented by Sainsbury's and Marks and Spencer. For fine dining a generous selection awaits including the elegant Seahorse Bistro, perfect for a special occasion.



We'd Love to Show You Around  
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