

# DARTWAY, DITTISHAM



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## DARTWAY, THE LEVEL, DITTISHAM

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A spacious and beautifully presented reverse-level detached home, enjoying delightful and far-reaching views across the village towards the River Dart. The property benefits from private parking and a thoughtfully landscaped garden, creating an attractive and practical home well suited to both full-time living and use as a high-quality second home.

Dartway is positioned in the very heart of this sought-after and picturesque village, within an easy stroll of the village shop, public house and the River Dart. Over recent years the house has undergone a comprehensive programme of updating and improvement, resulting in a modern and contemporary interior throughout, with a strong emphasis on natural light, open space and a relaxed village lifestyle.

On the ground floor there is a spacious hallway with a useful storage cupboard and a separate utility room. There are four bedrooms in total; three comfortable double guest bedrooms together with a well-appointed family bathroom, and the main bedroom which enjoys a lovely connection with the garden via wide bi-fold doors, allowing the room to open directly onto the terrace and lawn. This bedroom shares a stylish Jack-and-Jill en-suite shower room with the second bedroom, making the layout ideal for visiting family and friends while also offering flexibility for day-to-day use.

The entire first floor is dedicated to an impressive and generously proportioned open-plan living space, arranged to take full advantage of both the outlook and the natural light. The living area enjoys a double aspect and features glazed doors opening onto a decked balcony, from where attractive views can be enjoyed across the village and down towards the River Dart. The kitchen and dining area is beautifully arranged to provide a sociable and practical space for everyday living and entertaining, with ample room for a large dining table and a seamless flow through to the stylish, well-equipped kitchen. The kitchen itself offers a comprehensive range of contemporary wall and base units together with integrated appliances and excellent worktop space, making it both highly functional and visually appealing.

The garden has been carefully landscaped to create an attractive and easy-to-maintain outdoor space, with mature planting providing colour and structure throughout the seasons. A level lawn offers a perfect area for relaxation and recreation, while the paved dining terrace provides an ideal setting for outdoor meals and entertaining. The house sits naturally within its plot and the lovely outdoor spaces offer a true retreat in which to unwind and enjoy the slower pace of village life. To the front of the property there is a generous gravelled driveway with an EV charger, providing off-road parking for several vehicles.

Dittisham is a highly regarded and particularly attractive Devon village, characterised by charming cottages lining its narrow streets and an idyllic setting on the west bank of the River Dart. The village enjoys a strong sense of community and offers a medieval church, a popular sailing club, a riverside café and two public houses, one of which also incorporates the village post office and general stores. A regular passenger ferry service provides a convenient and scenic link across the river to Dartmouth, where there is an excellent range of independent shops, galleries, cafés and restaurants, together with a thriving marina and waterfront. This easy access to Dartmouth further enhances the appeal of the village, combining a peaceful riverside setting with excellent amenities close at hand.





## KEY FEATURES

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- Reverse-level detached home in the heart of Dittisham
- Views across the village towards the River Dart.
- Modern contemporary interior with light spacious accommodation.
- Four bedrooms
- Open-plan first-floor living space with scenic views towards the river
- Beautifully landscaped garden
- Ample parking with a gravelled driveway with EV charger for up to three vehicles
- Mains electricity water and drainage, oil fired central heating





# PROPERTY DETAILS

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## Property Address

Dartway, The Level, Dartmouth, Devon, TQ6 0ES

## Mileages

Dartmouth 6 miles, Kingsbridge 14 miles, Totnes 9.5 miles. All mileages are approximate.

## Services

Mains electricity water and drainage. Oil fired central heating

## EPC Rating

Current: D Potential: C

## Council Tax Band

E

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From Dartmouth take the A3122 towards Totnes. After approximately four miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. On entering the village turn right onto The Level, just before the Red Lion Inn, and the property will be found after a short distance on the left.

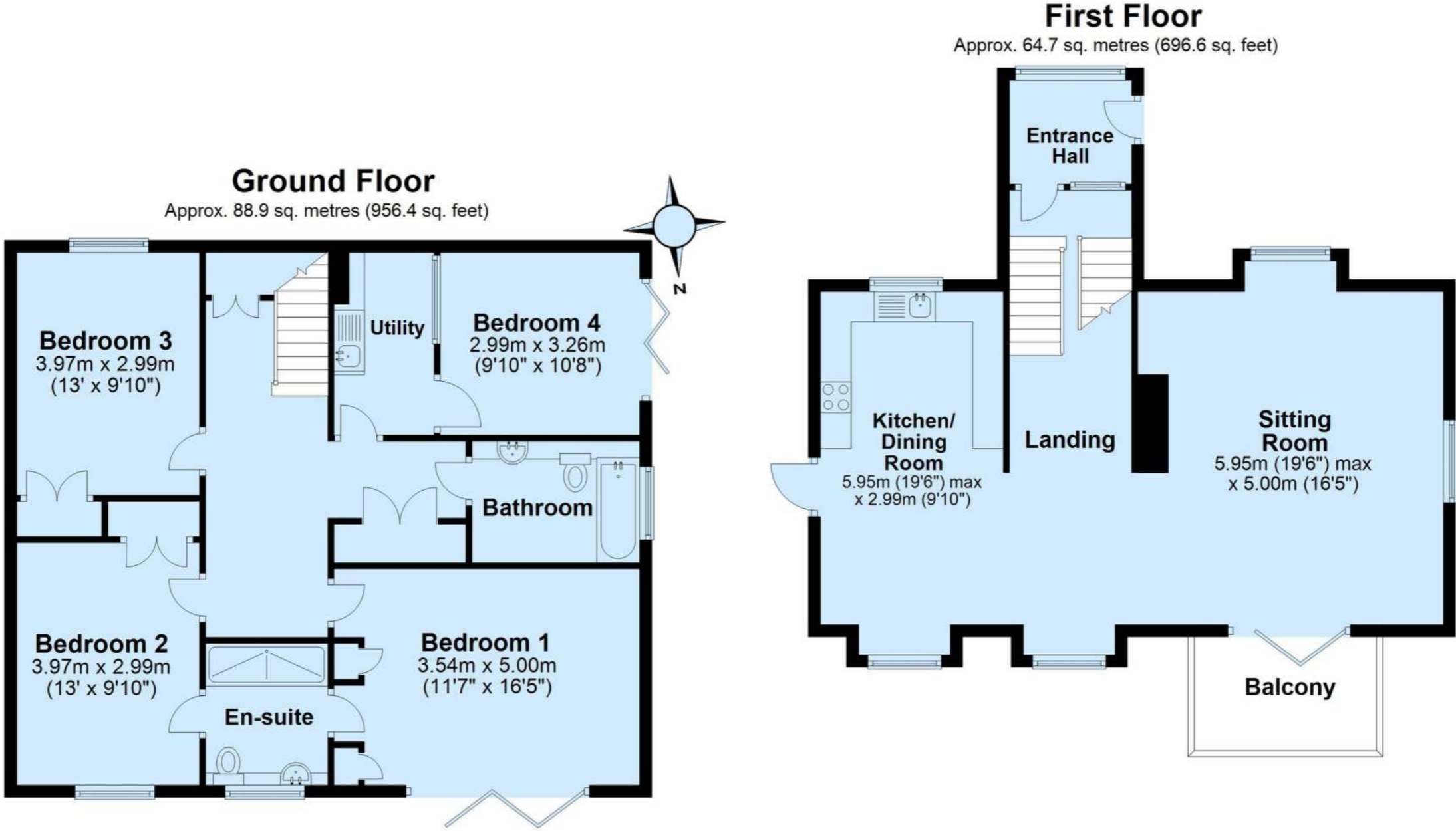
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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# FLOOR PLAN



Total area: approx. 153.6 sq. metres (1653.0 sq. feet)



MARCHAND PETIT

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Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590