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Riverview



Dartmouth 6 miles Totnes 8 miles Exeter  
40 miles

A well presented terraced barn conversion situated in the heart of Dittisham with river views, garden and parking.

- No Onward Chain
- River Views
- Parking
- Private Terrace & Garden
- Beautifully Maintained Communal Grounds
- Boat Parking Available
- Freehold
- EPC D / Council Tax N/A

Guide Price £525,000

#### 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

Riverview is situated within the desirable Dittisham Court in the heart of the pretty, riverside village of Dittisham. Set within four acres of communal grounds there are wonderful countryside and river views, just a short walk from the River Dart and village amenities. The property is aptly named due to the wonderful views of the River Dart on offer from the living space and main bedroom as well as the garden. The accommodation is arranged over three floors with four bedrooms, one with ensuite facilities and a family bathroom. Outside there is a paved terrace which is perfect for admiring the views and a west facing garden which is mostly laid to lawn. In addition there are two designated parking spaces and the property benefits from an entitlement to a boat parking space at Dittisham Sailing Club (subject to conditions). Riverview is currently utilised as a popular holiday let but it would also suit as a private second home or permanent residence.

#### ACCOMMODATION

The front door leads to the entrance hall with practical coir matting and plenty of space for shoes and coats when returning from a muddy walk. There is a large understairs cupboard offering storage as well as housing the hot water cylinder. On the ground floor there are two bedrooms both with views of the garden to the rear. Completing the accommodation on the ground floor is a tiled family bathroom featuring a bath with shower over, WC, wash hand basin, heated towel rail and space and plumbing for a washing machine.

Situated on the first floor is the impressive open plan living space which is bright and airy with dual aspect windows and French doors providing wonderful views of the River Dart and to Dartmoor in the distance. In the cooler months a wood burning stove provides a warming focal point. The room has ample space for sitting and dining furniture as well as a well equipped kitchen featuring a range of floor and wall mounted units above and below tiled surrounds and wooden worktops. The kitchen includes an integrated electric oven & hob, fridge/freezer and dishwasher.

On the second floor is the main bedroom which enjoys the best of the far-reaching views on offer from the property. This spacious room is served by an ensuite bathroom with WC,

wash hand basin and heated towel rail. Completing the accommodation on the second floor is an additional single bedroom or useful study.

#### OUTSIDE

Dittisham Court is set in beautifully maintained communal grounds including an orchard and lawned areas offering views of the River Dart and surrounding countryside. The property has two allocated parking spaces whilst there are additional visitor parking spaces close by. The property benefits from an entitlement to a boat parking space at Dittisham Sailing Club (subject to conditions). To the front of the property is a small area of garden with an established Camelia and Wisteria. There is an outside tap and storage cupboard which is useful for keeping logs dry. Leading from the open plan living space on the first floor is a paved terrace which is ideal for alfresco dining and enjoying the beautiful views. Steps lead down from the terrace to the garden which is mostly laid to lawn with well stocked borders. There is an additional storage cupboard which is ideal for gardening equipment and furniture. A gate leads from the garden to the communal grounds.

#### SERVICES

Mains electricity and water. Communal private drainage system (cost included in the service charge). Oil fired central heating (shared oil tank with individual meters). Superfast broadband is available at this location and mobile network provided by O2 and Vodafone only (information provided by Ofcom)

#### TENURE

Freehold. There is an annual maintenance charge of £1236 per annum for the upkeep of the communal grounds, lighting and car parking areas etc.

#### LOCAL AUTHORITY

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

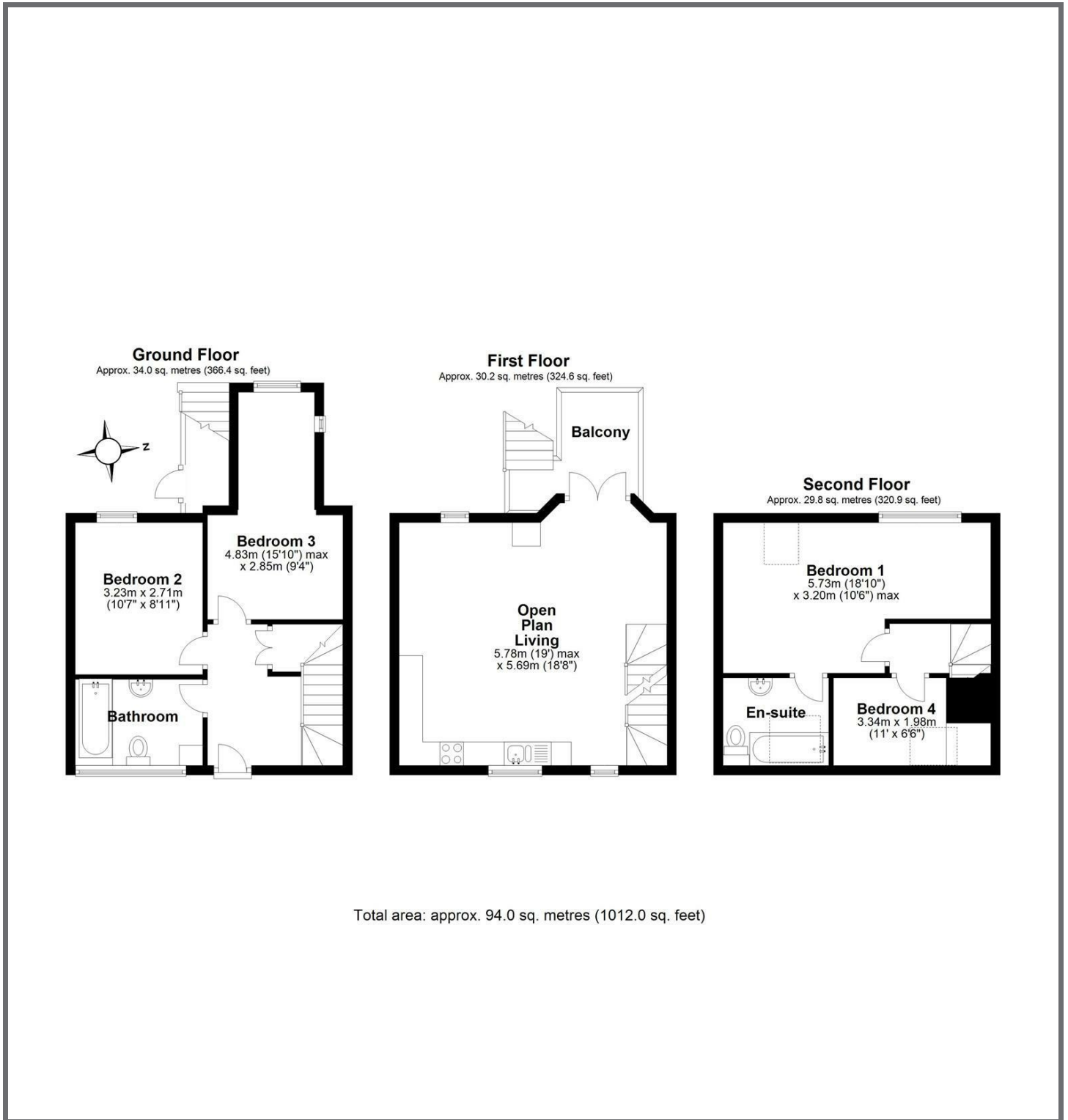
#### VIEWING

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 and the entrance to Dittisham Court will be found immediately on your left. The property will be found on the left hand-side.





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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk