

FAIRHOLME DITTISHAM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FAIRHOLME, RIVERSIDE ROAD, DITTISHAM

Fairholme represents a unique opportunity to own an exceptional detached waterfront residence occupying an enviable privileged position above the River Dart in one of Devon's most prestigious riverside villages.

Commanding magnificent south-facing panoramic views across the water, the property is set within beautifully established gardens and benefits from river access together with dinghy storage within the Dittisham Sailing Club Dinghy Park. Combining timeless charm with an unrivalled waterside setting, Fairholme offers an outstanding opportunity to enjoy an idyllic South Hams lifestyle, where breathtaking scenery, excellent sailing and the tranquillity of the Dart Estuary come together in one of the areas most coveted locations.

Approached via a private sweeping driveway, shared with just one neighbouring property, Fairholme enjoys a discreet and peaceful setting befitting its exceptional riverside location.

Sympathetically extended and reconfigured by the current owners, Fairholme has evolved into a home perfectly suited to its remarkable riverside setting. The accommodation has been thoughtfully arranged to capture the magnificent views across the River Dart, with a superb open-plan kitchen, dining and living space forming the centrepiece of the house. Large glazed doors open onto an impressive south-facing terrace, providing an outstanding entertaining space and an effortless transition between indoor and outdoor living. A separate sitting room with open fireplace offers a more intimate reception room, while a utility room, pantry, cloakroom and extensive storage enhance the practicality of the home.

The first floor is centred around a generous principal bedroom suite, enjoying elevated views across the river and benefiting from an en suite bathroom. A guest bedroom also enjoys en suite facilities, complemented by two further bedrooms, a family shower room and a useful study or occasional fifth bedroom.

The gardens are a particular feature of the property, extending to approximately half of an acre and gently descending towards the foreshore. Beautifully established and enjoying a wonderful degree of privacy, they provide an idyllic backdrop to the house and a constantly changing outlook across the water. A substantial south-facing terrace offers the perfect vantage point from which to enjoy the river views, whilst a summer house, greenhouse and powered garden shed further enhance the appeal of the grounds. At the lower end of the garden, steps descend towards the foreshore, providing access to the River Dart for sailing, kayaking, paddleboarding and swimming. The property also benefits from a dinghy storage area within the Dittisham Sailing Club Dinghy Park, making Fairholme an exceptional proposition for those seeking a quintessential South Hams waterfront lifestyle.

Whilst beautifully positioned and entirely comfortable as it stands, Fairholme now offers an exciting opportunity for an incoming purchaser to undertake a programme of updating and create a truly exceptional riverside home in one of the most sought-after locations on the River Dart.

Dittisham is widely regarded as one of the most desirable villages on the River Dart. Nestled on the western bank of the estuary, the village is renowned for its picturesque waterfront, colourful cottages and thriving sailing community. Local amenities include Dittisham Village Community Store with a weekly post office service, riverside café, two public houses, a medieval church and the highly regarded Dittisham Sailing Club. A regular passenger ferry links the village with Dartmouth, providing access to an excellent selection of independent shops, restaurants, galleries and marina facilities.

The wider South Hams coastline, with its beaches, estuaries and spectacular coastal walks, lies within easy reach, whilst Totnes provides rail links to London Paddington, together with access to the national motorway network.

Combining the charm of a quintessential Devon village with exceptional boating and sailing opportunities, Dittisham continues to be one of the most coveted addresses on the River Dart.







KEY FEATURES

- Prime waterfront setting with commanding views over the River Dart
- Access to the foreshore and water from the garden
- Detached 4 bedroom home with study and versatile accommodation
- Superb open-plan living space opening onto a south-facing terrace
- Beautiful mature gardens
- Dinghy storage within Dittisham Sailing Club Dinghy Park
- Shared sweeping private driveway & double garage
- Approximately 0.5 acre plot
- Outstanding opportunity to create a bespoke riverside home
- Situated in the heart of the highly sought-after village of Dittisham







PROPERTY DETAILS

Property Address

Fairholme, Riverside Road, Dittisham, Devon, TQ6 0HS

Mileages

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

Services

Mains electricity water. Drainage maintained by South West Water. Oil fired central heating

EPC Rating

Current: E Potential: D

Council Tax Band

G

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 the A379, follow signs for Dittisham and continue into the village to Riverside Road, leaving the Red Lion pub on the right and St Georges church on the left. Proceed to the end of Riverside Road and Fairholme is on the right hand side. A private sweeping driveway, shared with one neighbouring property provides access to the house and parking area.

Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN



Main area: Approx. 245.9 sq. metres (2646.7 sq. feet)
Plus garages: approx. 24.6 sq. metres (264.4 sq. feet)





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Prime Waterfront & Country House
01548 855590 | pwch@marchandpetit.co.uk

[MARCHANDPETIT.CO.UK](https://www.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