



River Creek Cottage



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

Nestled at the end of a charming terrace on the historic Lower Street, River Creek Cottage epitomises the timeless appeal of Dittisham, one of Devon's most coveted villages. This enchanting home seamlessly weaves together original period features with contemporary comforts, creating an atmosphere that is both authentically characterful and effortlessly liveable. The cottage's beautifully appointed interiors showcase thoughtful attention to detail throughout, while the sun-drenched terrace provides an idyllic outdoor sanctuary. Perfectly oriented to capture the golden afternoon and evening light, this delightful space offers the ideal setting for al fresco dining and entertaining. With its perfect blend of character features and contemporary comfort, this enchanting home would suit equally well as a main residence or idyllic second home in this highly sought-after Devon village.

ACCOMMODATION

Step through the inviting stable door of this delightful cottage and discover a home brimming with period character and charm. The heart of the home lies in the luminous sitting room, where dual aspect windows flood the space with natural light, whilst exposed timber beams, original stonework, and a crackling open fireplace create an atmosphere of timeless warmth and comfort. The ground floor unfolds seamlessly, with beautiful flagstone flooring leading to a versatile study area, perfect as a quiet retreat or cosy snug. A convenient ground-floor cloakroom completes the reception spaces. The bright kitchen-dining room

forms the social hub of the home, where exposed beams overhead complement the practical flagstone floor below. Well-appointed with fitted units, tiled worksurfaces, and integrated appliances including electric oven, hob, dishwasher, fridge-freezer, and washing machine, this space effortlessly combines period charm with modern convenience. French doors open directly onto a private enclosed terrace, a sun-drenched sanctuary perfect for morning coffee or evening entertaining, surrounded by established borders bursting with colour.

Upstairs, two generous double bedrooms await. The principal suite is a true sanctuary, featuring a practical dressing area with fitted wardrobes that leads to the sleeping quarters beneath a vaulted ceiling. Here, a Velux window bathes the room in natural light, while French doors with traditional shutters open onto a private balcony, the perfect vantage point to drink in the spectacular far-reaching views across the River Dart and the rolling Devon countryside beyond. The second bedroom offers its own character with dual aspect windows, an attractive decorative fireplace, and excellent built-in storage. Both bedrooms are served by a well-appointed shower room featuring a shower, WC, wash hand basin and a heated towel rail for year-round comfort.

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.

VIEWING

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

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 follow the road around to the left and then turn right on to Lower Street where the property will be found on the right hand side.

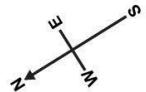
Dartmouth 6 miles Totnes 8 miles Exeter 40 miles

A beautifully presented period cottage with private enclosed terrace and elevated balcony offering wonderful views of the river Dart in the heart of a highly sought-after village.

- No onward chain
- Semi-detached cottage
- 2 double bedroom
- Pretty enclosed garden
- Highly sought-after location
- Character features
- Freehold
- EPC E / Council tax E

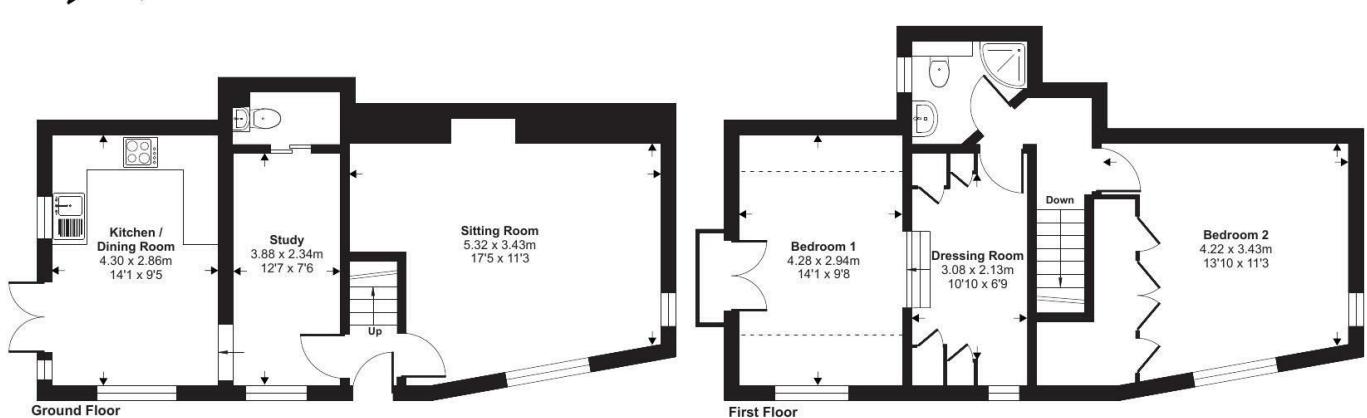
Guide Price £500,000





Denotes restricted head height

Approximate Area = 926 sq ft / 86 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Total = 974 sq ft / 90.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem.com 2025. Produced for Stags. REF: 1359552

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	
Very energy efficient - lower running costs	Current Potential
(A1 plus) A	93
(B1-B6) B	
(C7-C10) C	
(D11-D14) D	
(E15-E18) E	42
(F19-F22) F	
(G23-G26) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

01803 865454

totnes@stags.co.uk

stags.co.uk