



MILLARD
COOK

Curlew Cottage, Higher Street, Dittisham, TQ6 0HX

Curlew Cottage is a charming village home occupying an elevated position within this picturesque estuary village, enjoying breathtaking views across Mill Creek, the River Dart and the surrounding rolling countryside.

Internally, the property offers versatile and well-proportioned accommodation, making it an ideal permanent residence, family holiday home or an excellent holiday letting investment. The accommodation includes a welcoming living room centred around an attractive open fireplace, a beautifully appointed kitchen/breakfast room leading through to a delightful conservatory, and a convenient ground floor cloakroom.

To the first floor are two generous double bedrooms, a useful dressing room/study which could also serve as an occasional child's bedroom, and a family bathroom.

Outside, the delightful rear gardens provide a peaceful retreat with mature shrubs, colourful flower borders, attractive seating areas and a garden shed, all perfectly positioned to enjoy the magnificent views across the creek, the River Dart and the surrounding countryside.



Accommodation

Ground Floor

Entrance door opening into a porch with door leading into the charming living room. A delightful reception room featuring an attractive brick fireplace with timber mantel and open fire, window to the front elevation, under stairs storage cupboard and staircase rising to the first floor. A useful ground floor cloakroom comprises WC and a wash hand basin.

Steps descend into the impressive kitchen/breakfast room, a light and characterful space with high ceilings enjoying a range of base and wall mounted units incorporating drawers and work surfaces. Integrated appliances include an electric oven with four-ring hob, extractor hood over and a integral fridge/freezer, together with a stainless steel sink and drainer. Tiled flooring continues throughout, with ample space for a breakfast or dining table.

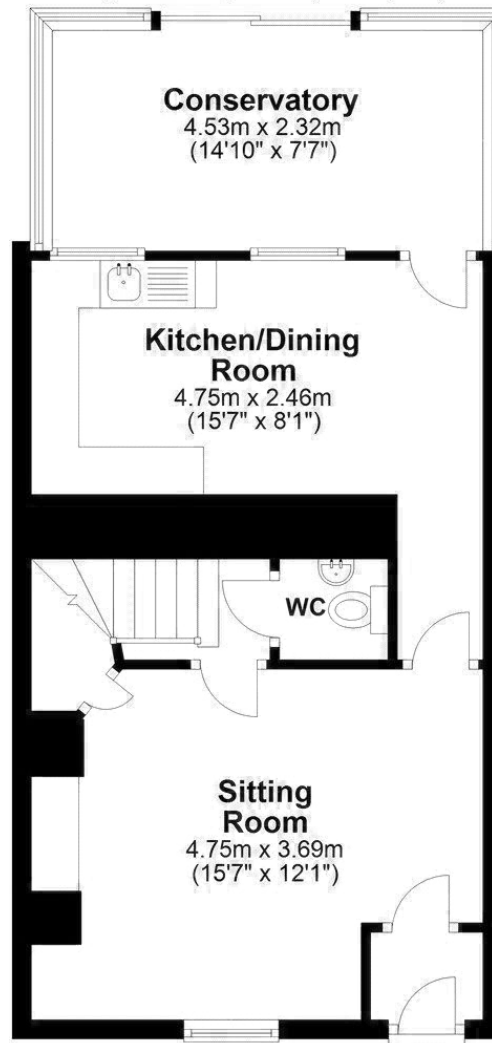
A door leads into the wonderful conservatory, enjoying panoramic views across the creek, the River Dart and the surrounding countryside. Large sliding doors open directly onto the rear patio and gardens, creating an ideal space for both entertaining and relaxing.





Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)

First Floor

Landing.

The principal bedroom is a spacious double room enjoying outstanding elevated views across Bow Creek, the River Dart and the surrounding countryside through two windows. The room also benefits from a fitted shower with Triton shower system. Access to the boarded loft space.

The guest bedroom is another generous double room overlooking the front elevation, featuring an attractive ornamental fireplace together with a built-in wardrobe and airing cupboard housing the hot water cylinder.

Adjacent to the principal bedroom is a versatile room currently utilised as a dressing room/study, although equally suited as a nursery or very occasional child's bedroom. This room also enjoys the wonderful river and countryside views.

The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC and heated towel radiator.



Outside

The rear gardens are a particular feature of Curlew Cottage, offering a delightful combination of lawn, mature shrubs, flowering borders and established hedging. A patio provides the perfect setting for al fresco dining whilst taking full advantage of the spectacular estuary and countryside views. A timber garden shed provides useful storage plus a covered wood shed.



Services

Mains electric and water. Shared drainage. Electric heating.

Property size: 900 sqft

Tenure: Freehold

Council tax band: Currently business rated.

EPC: F

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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