

DART COTTAGE DITTISHAM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



DART COTTAGE

This charming Grade II Listed period cottage is bathed in natural light and enjoys delightful views of the River Dart.

Nestled in the very heart of the village, just a stone's throw from the river, the cottage occupies a truly special position. A much-loved family holiday home, it has been carefully maintained by the current owners and now offers a new owner the chance to enjoy a wonderful bolthole in one of the South Hams' most sought-after riverside villages.

Situated on Manor Street, the front door opens into a welcoming sitting/dining room featuring a pretty fireplace with electric fire. Beyond lies a well-fitted and equipped kitchen, complete with a range of wall and base units, integrated appliances, and charming views across to the river. A stylish shower room completes the ground floor.

Stairs rise to the first floor where there is a cloakroom/WC, 2 good sized bedrooms with lovely river views, and a further bunk bedroom / home office.

Externally, the property benefits from a most useful cellar/store, accessed from the front, providing an excellent space for storing sailing gear, inflatable, canoe, and more.

Dittisham is a picturesque Devon village with charming cottages lining the narrow streets. It is one of the most sought after villages in the South Hams and lies on the west bank of the River Dart. It has a medieval church, a popular sailing club, riverside cafe and two public houses, one of which is home to the post office/stores. A passenger ferry service links the village to the port of Dartmouth where there is a good range of galleries, shops, restaurants and excellent marina facilities.





KEY FEATURES

- Charming 2/3 Bedroom Period Cottage
- Stone's Throw From The River Dart
- Grade II Listed
- Pretty Much Loved Family Holiday Home
- Situated In The Heart Of The Village
- Short Walk To The River Dart
- Light Filled Accommodation
- Ideal Lock Up Leave Bolthole
- Useful Cellar Storage





PROPERTY DETAILS

Property Address

Dart Cottage, Manor Street, Dittisham, Devon, TQ6 0EX

Mileages

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

Services

Mains electricity water and drainage. Electric underfloor heating in kitchen and shower room and electric room heaters

EPC Rating

Current: E Potential: C

Council Tax Band

D

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. Continue in to the village turning right at The Level. Turn left onto Manor Street and continue down towards the river where the property will be found on the left hand side.

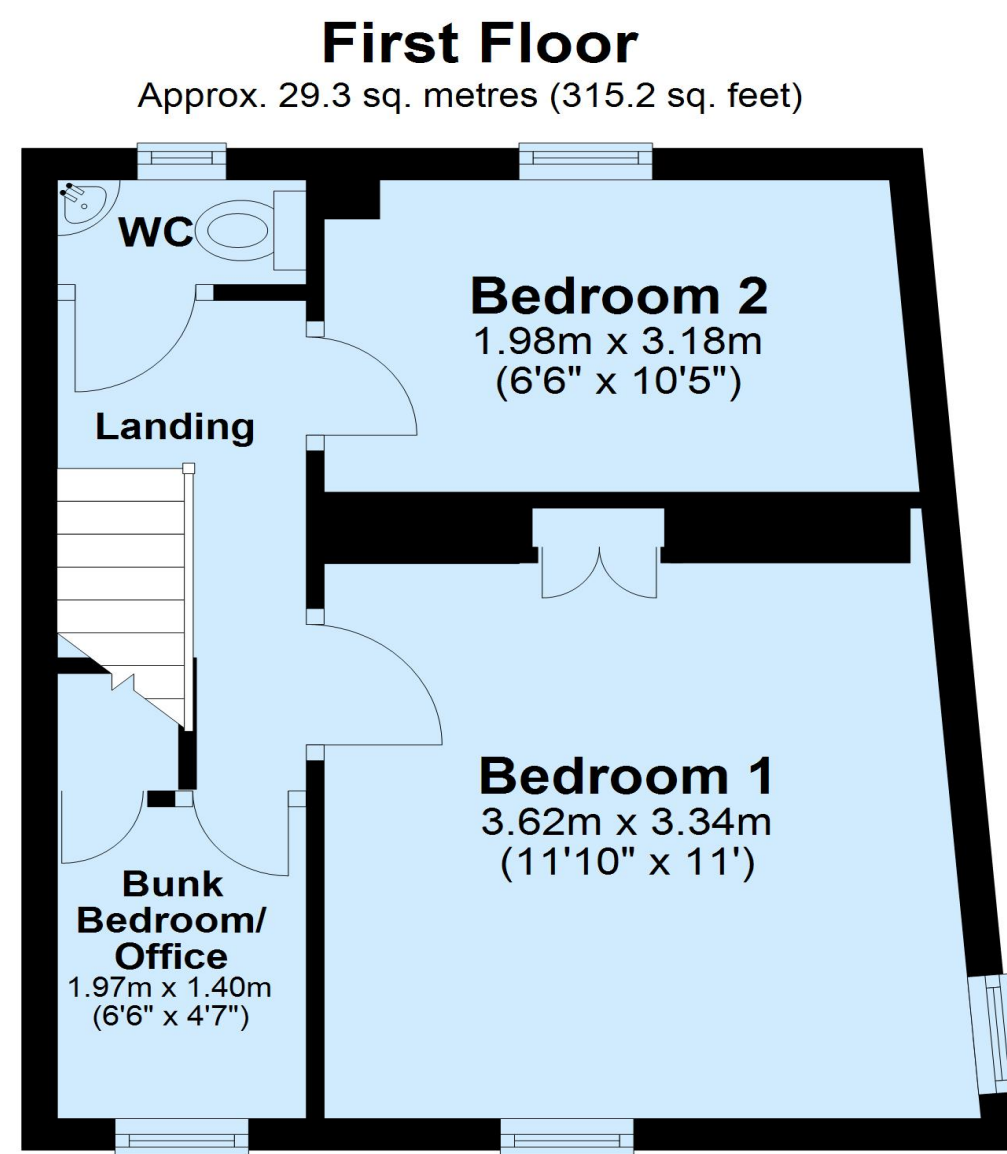
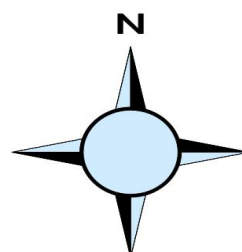
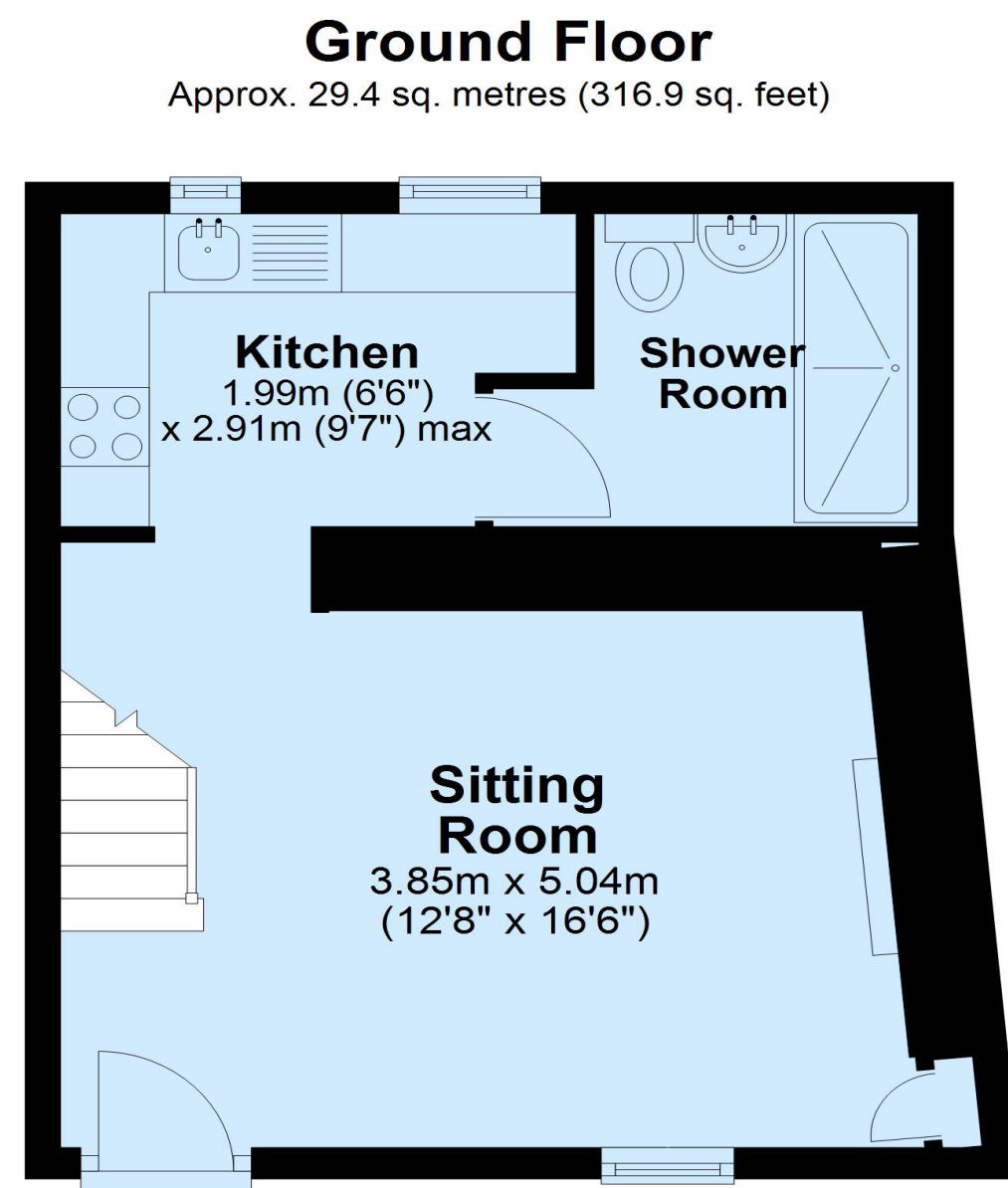
Viewing

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



Total area: approx. 58.7 sq. metres (632.1 sq. feet)



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