

# HIGHCLERE DITTISHAM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# HIGHCLERE

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Highclere is a charming Grade II listed thatched cottage, beautifully positioned in the heart of the highly regarded riverside village of Dittisham.

Believed to have originally comprised two cottages formerly owned by the Church, the property has been sympathetically modernised over time while retaining a wealth of period features, including exposed beams, inglenook fireplaces and traditional latch doors.

The cottage enjoys uninterrupted views across the River Dart, generous gardens, gated off-street parking for two vehicles and the added benefit of a substantial workshop.

The ground floor accommodation is both characterful and well arranged. The sitting room is centred around an impressive stone-built inglenook fireplace with a heavy timber mantel housing a wood-burning stove, and enjoys a delightful double aspect with lovely river views. A latch door leads to the staircase rising to the first floor. The dining room also features an inglenook fireplace (currently unused), exposed beams and a front-aspect window with a charming window seat, opening via an archway into the kitchen. The kitchen is beautifully fitted and equipped with a comprehensive range of eye- and base-level units and integrated appliances, and also enjoys river views. A door from the kitchen leads into the conservatory, a useful and light-filled space with double doors opening onto the rear terrace and views across the garden towards the river. Completing the ground floor is a versatile third bedroom, which could alternatively be used as a study, offering triple-aspect windows, exposed beams and attractive river views.

On the first floor, the landing provides access to the loft. The principal bedroom is a generous double room enjoying river views and a window seat, complemented by a stylish en-suite shower room. There is a further double bedroom with built-in wardrobes, together with a separate family bathroom.

Outside, the property is approached by a stone wall with an attractive border to the front, with steps leading to the side and gated access to the rear garden. The rear gardens are a particular feature of Highclere, being beautifully mature and thoughtfully landscaped, with gently sloping lawns, established flowerbeds, shrubs and borders creating colour and interest throughout the seasons. Terraces are perfectly positioned to take full advantage of the stunning outlook across the creek to the River Dart beyond, providing ideal spaces for outdoor dining, entertaining, relaxing and enjoying the wonderful position. The gardens are largely enclosed by traditional stone walling, offering both privacy and a wonderful sense of seclusion. The property further benefits from a log store and a spacious workshop with power, lighting. Finally there is a most sought after gravelled gated parking area for two vehicles.

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

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- Charming Grade II Listed Thatched Cottage
- Beautiful River Dart Views
- 3 Good Sized Bedrooms
- 1 En Suite
- Wonderful Position In This Popular River Dart Village
- Gated Parking For 2 Vehicles
- Lovely Mature Landscaped Gardens
- Useful Workshop
- Mains Electricity Water & Drainage





# PROPERTY DETAILS

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## Property Address

Highclere, Lower Street, Dittisham, Devon, TQ6 0HY

## Mileages

Dartmouth 6 miles, Kingsbridge 14 miles, Totnes 8 miles. Mileages are approximate.

## Services

Mains electricity water and drainage. Radiators heated by wood stove

## EPC Rating

Current: E, Potential: D

## Council Tax Band

F

## 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. On entering the village bear left into Higher Street. Lower Street is the second turning on the right beyond the Red Lion Inn, however, you have to proceed beyond it and turn in the 'turning circle'. Proceed down Lower Street and Highclere will be found opposite the church

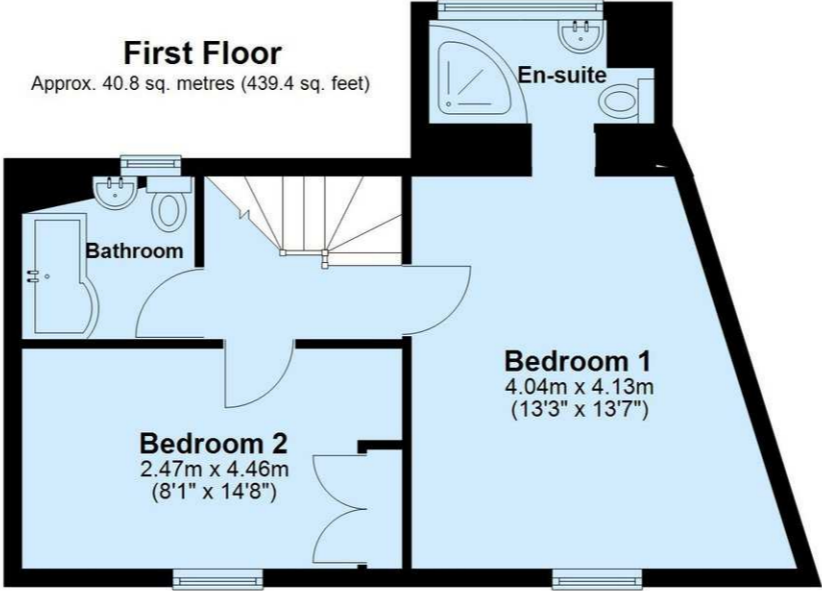
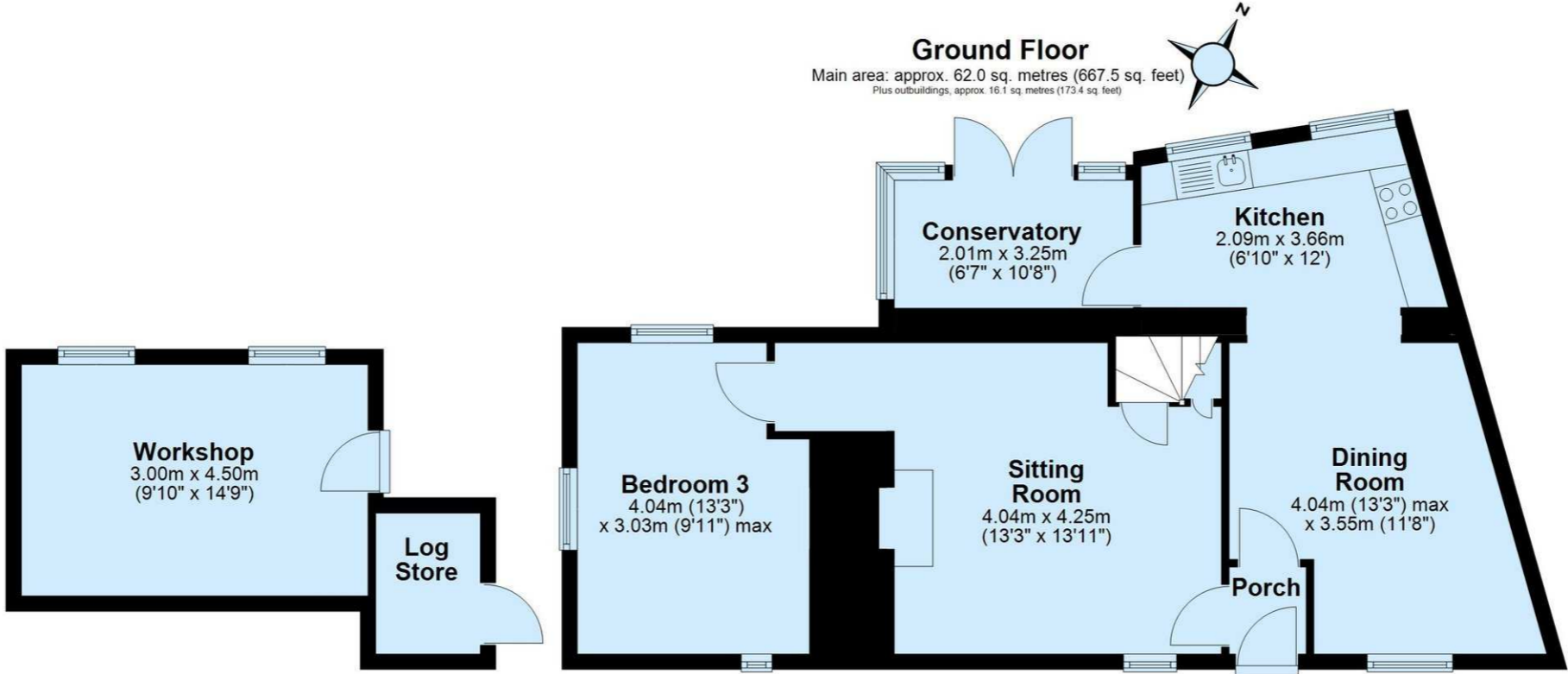
## Viewing

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



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# FLOOR PLAN



Main area: Approx. 102.8 sq. metres (1106.9 sq. feet)  
Plus outbuildings, approx. 16.1 sq. metres (173.4 sq. feet)



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