



LANGSCOTT

Dittisham, Devon



A BEAUTIFUL WATERSIDE HOME IN DITTISHAM, DEVON

An outstanding location with gardens and grounds fronting Dittisham Mill Creek and the River Dart

Summary of accommodation

Ground Floor: Sitting room | Study | Family room | Kitchen/dining room | Scullery | Rear hall, Utility room | Cloakroom and Wine cellar

First Floor: Principal bedroom/dressing room/bathroom suite | Guest bedroom/bathroom Suite | Two further double bedrooms and Family bathroom

Annexe: Sitting room | Kitchenette | Two bedrooms | Shower room

Outside: Garage | Studio, Garden stores, Plant room | Terraces and landscaped gardens | Pasture paddocks with water frontage and slipway

In all about 5.32 acres

Distances: Dartmouth 6.5 miles, Totnes 8 miles, Plymouth 30 miles, Exeter 41 miles
(All distances are approximate)

Offers in excess of £3,000,000

SITUATION

Located on the west bank of the River Dart, Dittisham is one of South Devon’s most popular and attractive waterside villages, with an eclectic mix of pretty cottages, thatched houses and quaint lanes. The village has a pub, general store/post office, another waterside pub and a seafood café, ‘The Anchorstone Café’. On the banks of the river there is a Sailing Club, dinghy park and large playing field ‘The Ham’. A ferry at the jetty goes to Dartmouth and to Greenway, the National Trust former home of Agatha Christie.

The nearby historic naval port of Dartmouth with its deep-water port and harbour is home to the Britannia Royal Naval College, attracting sailors from all over the world. Considered one of the prettiest towns in Europe, Dartmouth offers an excellent range of amenities including fine dining restaurants, artisan cafés, pubs, shops, boutiques and galleries, as well as supermarkets, a cinema, primary school, leisure centre and health centre. There are various annual festivals including the Royal Regatta, Food and Music Festivals and Galleries Week. On the opposite side of the river at Kingswear, accessible by ferry, is the Royal Dart Yacht Club and Dart Haven Marina. Schools in the area include Dartmouth Academy and Churston Ferrers Grammar School. There are golf courses at Dartmouth, Churston, Bigbury and Thurlestone.

The River Dart and estuary is known for its beauty, abundant wildlife, pretty riverside villages and excellent opportunities for sailing and other water sports. The South Hams area of South Devon is renowned for its beautiful, rolling countryside dotted with delightful villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs. There is stunning coastal walking along the Southwest Coast Path. The nearby attractive and historic market town of Totnes provides a further full range of local amenities, including a station with mainline connections to London (Paddington). Access to Exeter is via Totnes, the A384 and A38 dual carriageway, where there is access onto the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.



THE PROPERTY

Langscott is a picturesque, thatched, period house on the edge of the village, occupying a stunning location on Dittisham Mill Creek, where it flows into the River Dart. Set in beautiful, landscaped gardens, with grounds extending to over five acres and with frontage of almost 1000 feet along the waterfront, there are outstanding views across the river towards Sandridge Point and along a navigable stretch of the river.

The house has been tastefully and stylishly restored and renovated to a high standard, incorporating high quality traditional materials and features, flagstone flooring throughout the ground floor, exposed beams and pegged roof trusses together with doors, windows and staircases of seasoned oak. The comforts of modern living include air source underfloor heating, hot water from a continuous flow loop system, security and fire alarm systems, Hi-Fi sound systems, TV and internet.

The front door opens into a lovely open plan space encompassing the 25-foot sitting room with oak beams, stone fireplace and wood burner. Adjoining the sitting room is a spacious kitchen/dining room with fitted kitchen and dining area. A door from the kitchen leads to the scullery and walk-in larder. From the sitting room, a door leads to the study with fitted bookcases and cupboards, opening out into the impressive full height family room with exposed roof timbers and picture windows. Large oak French doors lead out to the gardens. Steps from the family room lead down to the wine cellar.

Accessed from the kitchen and with back door onto the patio the rear hall leads to the utility room, downstairs cloakroom and bin store. The main staircase rises to the first-floor landing with doors to the guest suite with en suite bathroom, two further double bedrooms and the family bathroom. The oak door from the sitting room opens to the secondary staircase leading to the impressive full height principal bedroom with exposed roof timbers, en suite dressing room and en suite bathroom with twin basins, large bath, shower, separate WC and walk-in wardrobe.



The entrance driveway leads in beside the house and sweeps around the garden to parking and turning areas, beside which is the detached, thatched Annexe, incorporating the garage and self-contained accommodation featuring a delightful full height sitting/dining room glazed around two sides with exposed oak frames and roof timbers, beautiful views to the river and two sets of French doors to the gardens. There is a small kitchen, a shower room and stairs to two double bedrooms above the garage.



The waterside gardens and grounds are a special feature of Langscott. Encompassed by the L shape of the house, a lawn adjoins gorgeous and extensive decked terrace areas with colourful raised plant beds. The property has landscaped gardens with river views sloping down towards Dittisham Mill Creek, incorporating areas of ornamental shrubs, trees, a bog garden and pond with delightful sitting areas intersected by pathways and steps. Under the deck/patio there is a large room previously used as an art studio, a plant room and two garden stores.



A track leads to the ‘secret’ riverside garden area accessed by a flight of wooden stairs. Adjoining the gardens, there are two sloping wild meadows, including plantations of mixed hardwoods with views of the river. The grounds offer stunning views over Dittisham Mill Creek and the River Dart. The track continues to a slipway leading to the beach and foreshore where there is a running mooring on the river.

PROPERTY INFORMATION

Tenure: Freehold

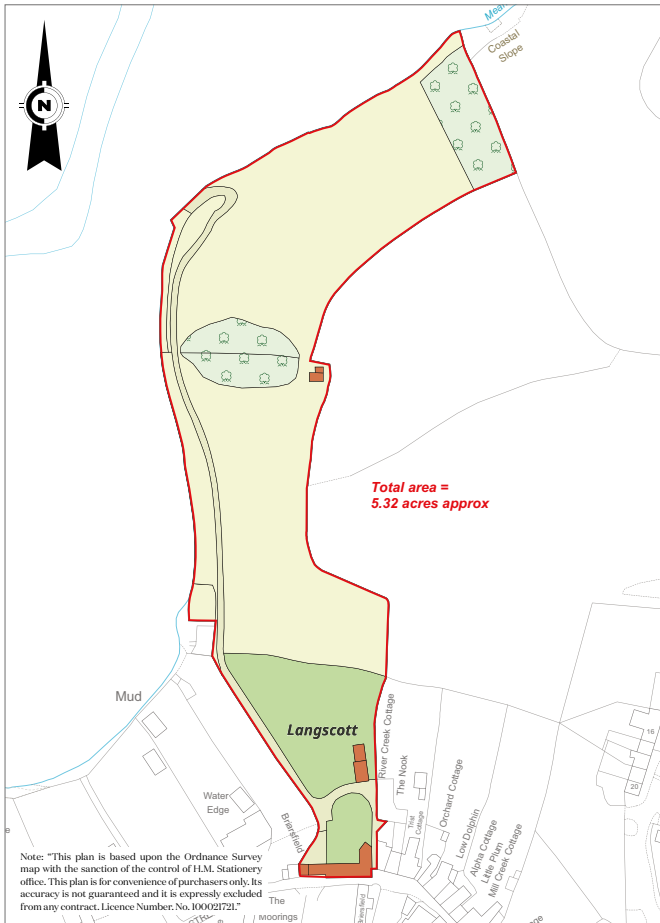
Services: Mains water, drainage and electricity.
Heat pumps for main house and electric heating for the annexe.

Local Authority: South Hams District
Council: 01803 861234

EPC: C

Council Tax: Band H

Directions: TQ6 OHY | what3words ///conforms.
cascade.blaze



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
443.5 sq.m. (4773 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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