



**MILLARD
COOK**

River Creek Cottage, Dittisham, TQ6 0HY

A stunning period cottage situated in the popular estuary South Ham's village



River Creek Cottage is a charming two bedroom end terrace period cottage, a stone's throw from the River Dart, in one of the South West's most prestigious villages. In recent years, the property has undergone significant updating, creating a contemporary home that still retains its original character features, making it an ideal turnkey holiday home, investment opportunity or indeed, a permanent residence. Notable features include exposed stonework, timbers and flagstone flooring in the kitchen.

Accommodation

A stable door opens into the entrance hall with stairs rising.

The charming dual aspect sitting room features exposed timbers and a striking open fireplace with an ornate timber mantel.

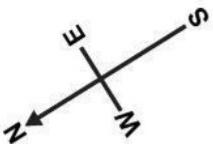
A useful study area leads to a cloakroom and the attractive farmhouse style kitchen/dining room, which has a good range of shaker-style wall and base units, a built-in oven, induction hob with extractor over, dishwasher, fridge freezer, and a washing machine. Beautiful flagstone flooring runs throughout, with ample space for a dining table. French doors open onto the delightful private courtyard garden.



On the first floor are two generous double bedrooms and a useful dressing area with fitted wardrobes. Bedroom one benefits from a Juliet balcony enjoying far-reaching views across the River Dart and the surrounding countryside.

The second bedroom features a decorative fireplace and built-in storage. A well-appointed shower room comprises a WC, wash hand basin, and heated towel rail.

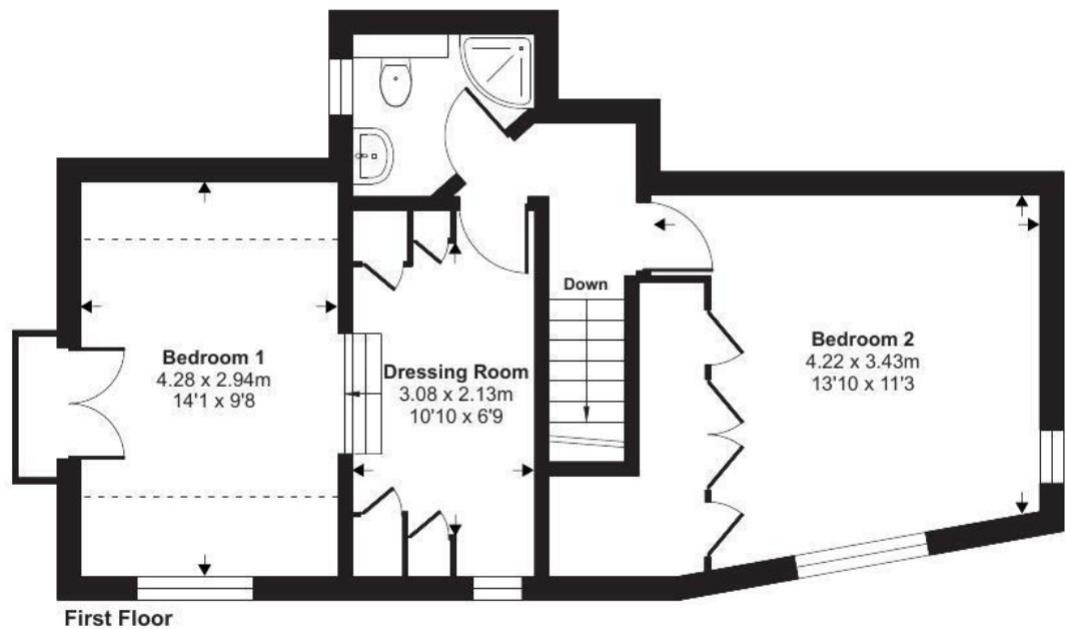
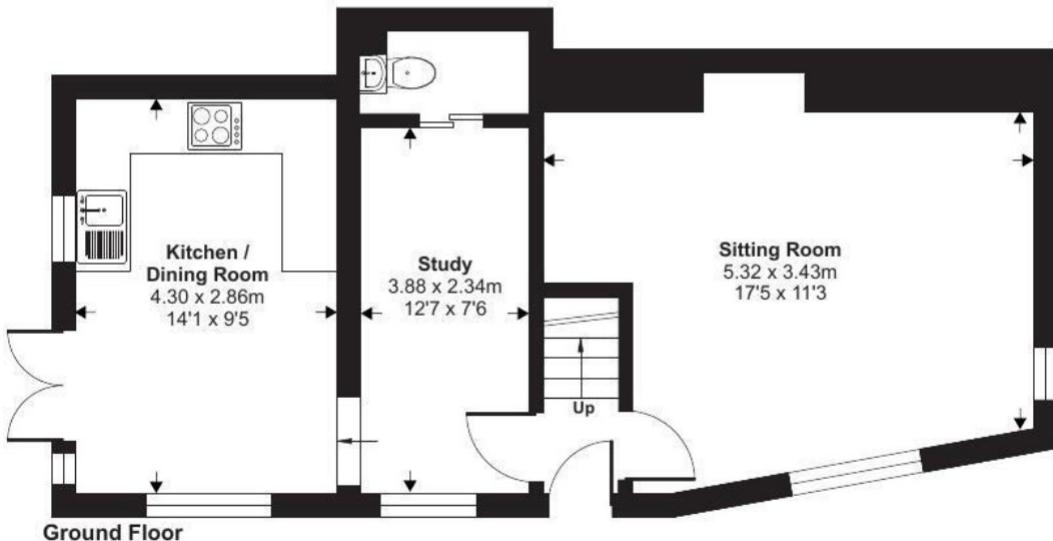




Denotes restricted
head height

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



Outside

To the rear is an idyllic courtyard garden designed for low maintenance while retaining charm and character, with mature shrubs forming attractive boundaries, together with fencing and a pedestrian gate.



Services

All mains services are connected, except gas (not available in the village). Oil-fired central heating system.

Tenure: Freehold

EPC: E

Property size: Approx. 974 Sqft

Council tax: E

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.



Millard Cook is an independent estate agency offering a bespoke service. The unique service is available 7 days a week. Please visit our website for more details

[CLICK HERE](#)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They 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. Millard Cook has no 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. CGI on images maybe used. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

