



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.

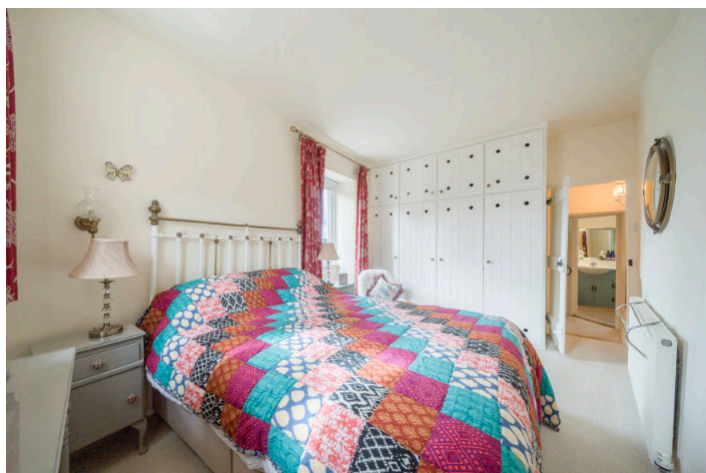
The charming dual aspect sitting room features exposed timbers and a striking open fireplace with an ornate timber mantel.

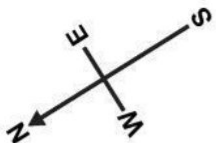
A useful study area leads to a cloakroom and the attractive farmhouse style kitchen/dining room, which has a good range of shaker-style wall and base units, a built-in oven, induction hob with extractor over, dishwasher, fridge freezer, and a washing machine. Beautiful flagstone flooring runs throughout, 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.

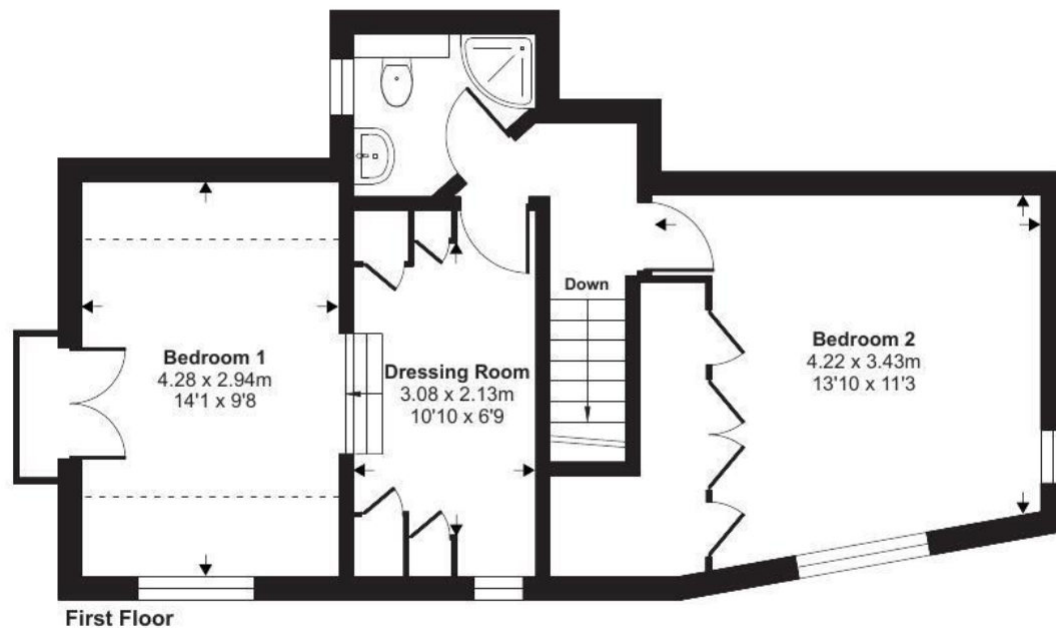
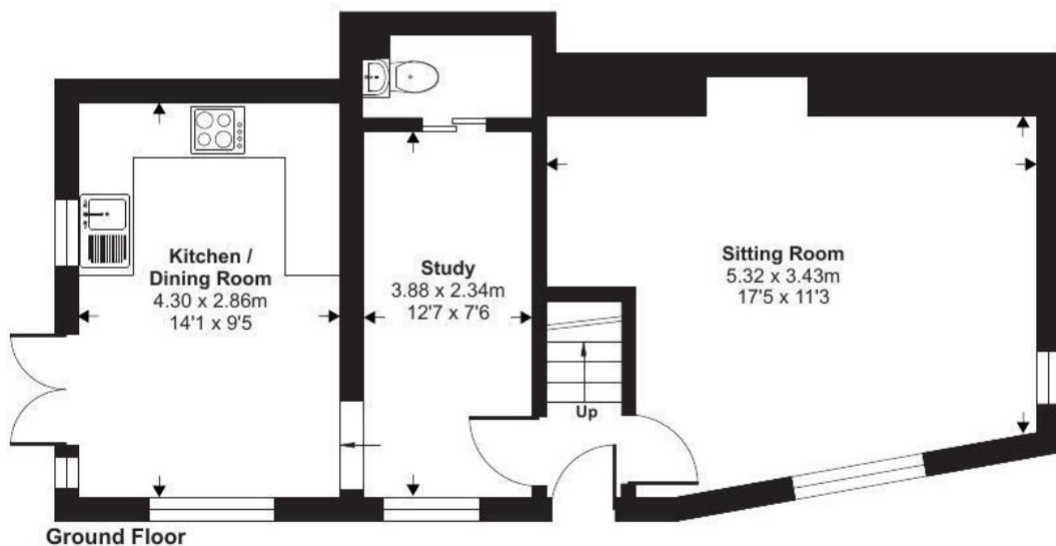
The second bedroom features a decorative fireplace and built-in storage. A well-appointed shower room comprises a WC, wash hand basin, and heated towel rail.





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.



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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