



Dart View Cottage

THE LEVEL.DITTISHAM




COASTAL COLLECTION
BESPOKE & UNIQUE PROPERTIES

Dreaming of living in one of South Devon's hidden gems. In fact, unless you sail past it on the River Dart you might never know it was there.

If you are looking for a quiet, yet characterful place to live in Devon then it's definitely worth a look. If you want all the trimmings of a country village home with period features, sublime views, level garden and parking? Discover the dream at Dart View Cottage...





Warmth and welcome lie beyond the stable front door, step into the entrance hallway, a bright space in which to meet and greet guests. Open the latched door into the handy cloakroom before heading down to the light and airy kitchen.

Culinary comforts greet you in the kitchen, a modern twist on the typical cottage kitchen, with high-quality in-frame timber shaker units painted in pale blue with granite worktops. Finished in country cream tones this family-friendly kitchen is fitted with a host of modern appliances. Filled with light, the kitchen opens up to a relaxed dining area, with tiled flooring and white painted beams. Cook up a feast as your guests gather around the farmhouse table in the dining room to share a story and a glass of wine.



Step through the latched door and marvel at the exposed beams complimented by the white-washed beams and sisal flooring, serving as a backdrop to the fireplace. A large multi-fuel burner stands proud in this feature fireplace. Imagine cosy evenings with your loved ones curled up in front of the roaring fire long after sunsets on an eventful day boating on the river.



Glazed French doors partition the kitchen-dining room from the bright and welcoming Orangery. Natural light flows in through the roof lantern above and the bank of windows overlooking the garden and down to the river.

French doors provide a seamless transition from indoors to out. Spend hazy summer days drifting between the two.





Time to head up the stairs, take the charming staircase to discover the first of the three double bedrooms. Coastal cottage charm abounds in this delightful room from the windows that frame the views out towards the River Dart.

The colours in the room echoing the waterside theme. Refresh and revive in the en suite bathroom with shower, freestanding tub, wash basin and lavatory.



Take a peak into the third bedroom with feature cottage windows framing views out to the village and river.

The colours in the room echo the waterside theme. Next door discover a sumptuous shower room. Neat and modern, it also provides en suite facilities for this bedroom

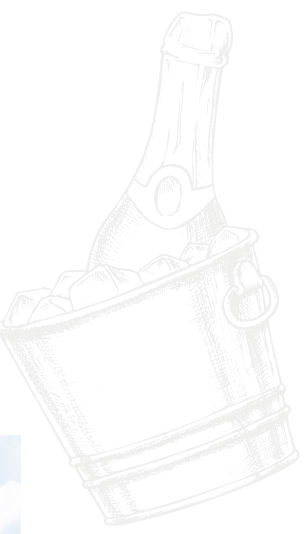
Head back to the landing to the second bedroom, another great-sized room, with casement cottage windows to enjoy the views down to the river. There is also a handy ensuite bathroom





Time to head out to the garden, beyond the first patio is a second seating and barbecue area, nestled by the conservatory. This pretty garden is awash with colour, the well-maintained flat lawn sweeps down to the end of the garden, leading to a handy shed and store under the orangery.

Designed with entertaining in mind, with plenty of space to accommodate patios and seating areas, ideal for capturing the last of the evening sun. Soak up the splendour of this perfectly private setting, relax and unwind before retiring to bed after an evening spent entertaining.






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About... Dittisham

Within moments of the front door there is so much on offer for young and old. Just across the pretty lane, a picturesque public right of way leads to nearby Dittisham, a bustling coastal village with plenty to offer: The Dart Valley trail is nearby with its winding coastal paths and stunning beaches.

Admire the panoramic vista at the top of Fire Beacon Hill which attests to the area's naval heritage. Take a small ferry boat over the Dart to visit Greenway, the former home of Agatha Christie. The Ham fields and playground by the river is a wonderful space for children and water sport enthusiasts will appreciate the numerous activities on offer including a sailing school.

Visit the ever-popular Ferry Boat Inn alongside the river Dart. Grab the coveted window seat and watch the water traffic pass serenely by while enjoying a drink or leisurely lunch. There is a village shop and pub in Dittisham, within reasonable walking distance or a short car journey, well stocked with local artisan produce, along with a post office - the village hub.

Dartmouth is within easy reach and provides a comprehensive selection of options including independent delicatessens, butcher, bakers and a renowned fish market, complimented by Sainsburys and Marks and Spencer. For fine dining a generous selection awaits including the elegant Seahorse Bistro, perfect for a special occasion.



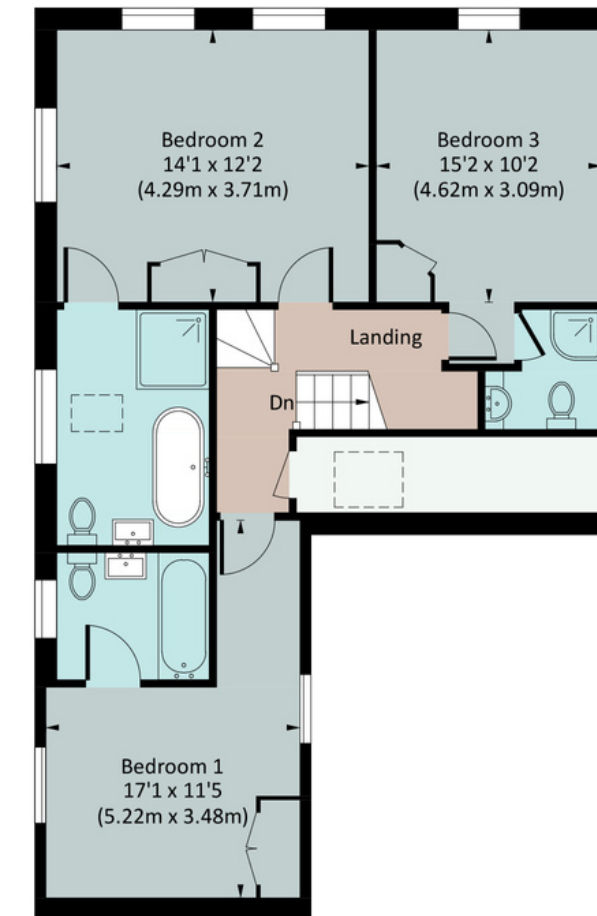
Floorplan

DART VIEW

Approx. gross internal area
1910.1 Sq Ft. / 177.5 Sq M.



GROUND FLOOR



FIRST FLOOR

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

Floor plan not to scale and for illustrative purposes only



The Little Details...

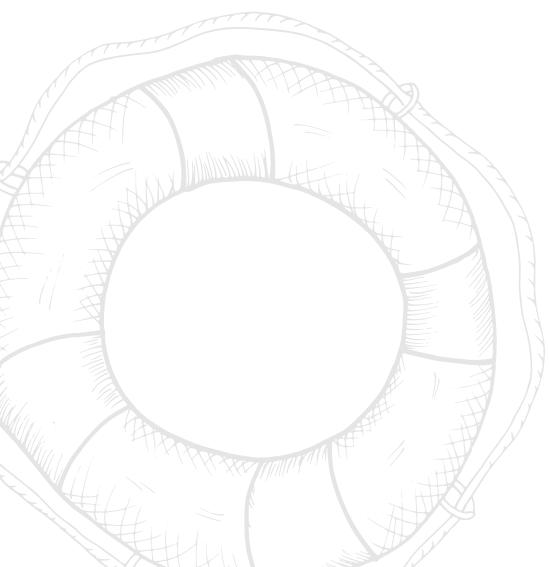
- 3 double-bedroom detached home
 - 3 Bathrooms
- Orangery & Conservatory
- Period features
 - Electric heating
 - Freehold
- Council tax band F
 - EPC Band E
- LPG Gas Central Heating
- Mains Water & Drainage

- Extensive private gardens
- Idyllic riverside village setting

- Kingsbridge - 12 miles
 - Totnes - 8 miles
 - Dartmouth - 7 miles
- Postcode TQ6 0ES

 what3words [///interupt.tradition.harmony](https://www.what3words.com/interupt.tradition.harmony)

To view this property strictly by appointment only please contact us by
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