



LOW DOLPHIN

LOWER STREET, DITTISHAM, DARTMOUTH, TQ6 0HY





LOW DOLPHIN

LOWER STREET, DITTISHAM,
DARTMOUTH, TQ6 0HY

A beautifully presented village house
with large gardens, water views,
garage and parking

Dartmouth about 6 miles,
Totnes (with main line rail link to London) about 9 miles,
The beach at Blackpool Sands about 7 miles

Sitting room, dining room, additional first floor living room

Beautifully fitted kitchen, gardeners cloakroom

3 double bedrooms, en suite shower room to
main bedroom, family bathroom

Beautifully presented gardens extending to ½ acre

Drive through garage / utility with storage for small boat
or additional parking beyond

EPC - E





SITUATION

Dittisham is one of the most attractive and unspoilt villages in Devon. Sitting on the west bank of The River Dart, the village has a thriving community with a church, two pubs with one housing the post office/general store, a waterside bistro and a popular sailing club. The nearby riverside towns of Dartmouth, home to the Britannia Royal Naval College and Totnes, which offers a mainline rail link to London, provide a comprehensive range of facilities. Communications are good with the A38 Devon Expressway about 17 miles to the north which in turn leads to the M5 at Exeter.

DESCRIPTION

Low Dolphin is an immaculately presented home, situated in the heart of the village of Dittisham on a quiet and picturesque lane. The house is presented to a very high standard throughout and offers bright and spacious accommodation which in turn leads to a glorious and quintessentially English country garden. The sitting room is cosy with exposed floorboards and a stone inglenook fireplace housing a woodburner, by contrast, the dining room with full height double doors opening to the sunny and extensive garden, creates a real sense of open plan living, particularly during the spring and summer months. The bespoke kitchen offers a good range of units, complimented with Italian stone work surfaces and integral appliances include a gas hob, electric oven and dishwasher. The kitchen offers a beautiful outlook over the terrace and garden. The stairs which rise to the first floor, open up to a lovely living room with double width Juliette balcony overlooking the gardens. There are 3 double bedrooms on the first floor, again all beautifully presented and one with an en suite shower room, in addition to the family bathroom.

GARDENS

The gardens are an idyllic feature of Low Dolphin, offering a tranquil haven and hosting an array of colourful and well established beds. The courtyard terrace rises to an extensive lawn with pond, small orchard and gorgeous views of the creek at Dittisham. There is a Gabriel Ash greenhouse.

The integral **GARAGE** is approached directly off the lane and with doors at either end, offers the benefit of a drive through garage, allowing you to park an additional vehicle or store a small boat. Within the garage is the oil fired boiler and plumbing for the washing machine.

SERVICES

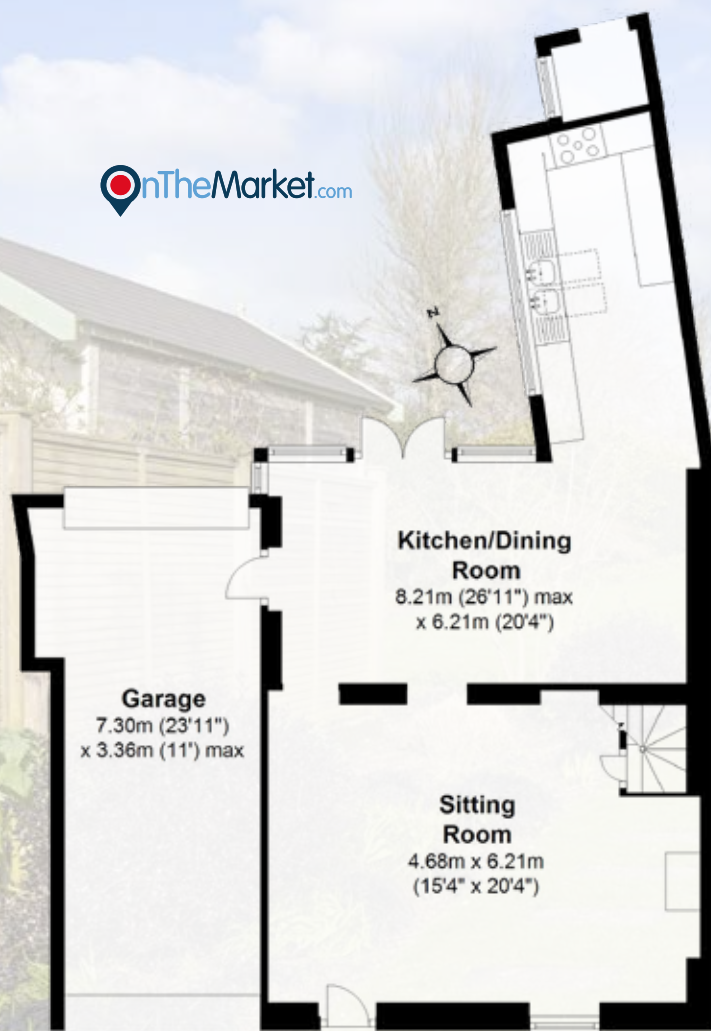
Oil fired central heating via radiators, underfloor heating in kitchen and dining room, LPG for gas hob. Mains drainage, water and electricity

OUTGOINGS

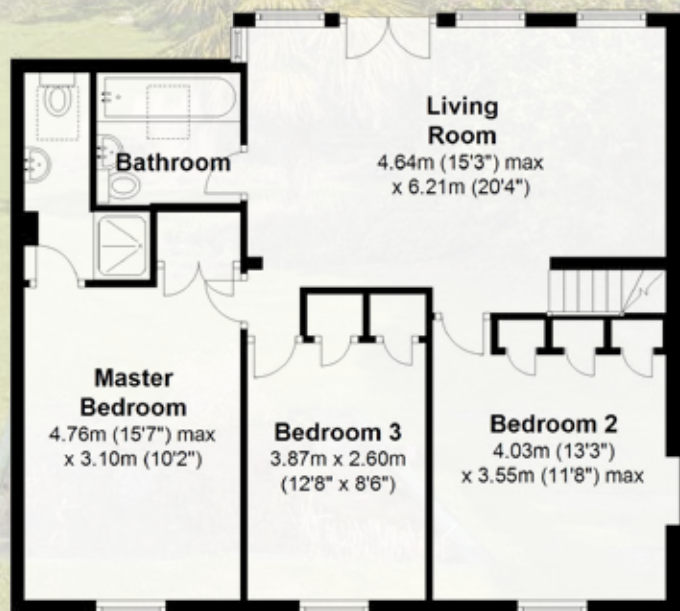
South Hams District Council, 01803 861234 Council Tax Band F

LOW DOLPHIN

Approximate Gross Internal Area:
158.5 sq.m. / 1705.9 sq.ft.



GROUND FLOOR



FIRST FLOOR

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

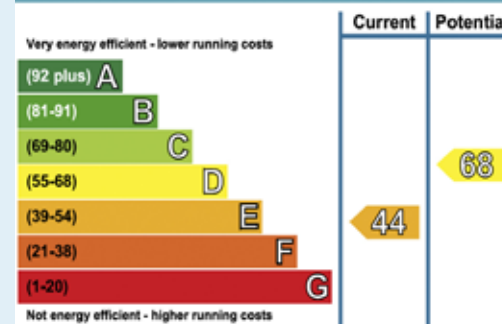
DIRECTIONS

From the main Kingsbridge to Totnes road, follow the A3122 towards Dartmouth and after approximately four miles turn left at The Sportsmans Arms (Hemborough Post) towards Dittisham. Proceed into the village driving past the Red Lion pub and take the immediate right hand turn into Riverside Road. Park as soon as you are able on this road and follow the path through the church yard onto Lower Street. Low Dolphin will be found a short way along on the right hand side.

VIEWINGS

Strictly by appointment with Savills.
01548 800462 / 01392 455755

Energy Efficiency Rating



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. FB 02/03/20 Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS SOUTH HAMS

Sterling Court,
17 Dix's Field,
Exeter, EX1 1QA
01548 800 462
southhams@savills.com

