Within a stone's throw of the River Dart, a lovely cottage in need of modernisation with large gardens, garage and parking.

Yew Tree Cottage, Manor Street, Dittisham, Dartmouth, Devon, TQ6 0EX

Offers in excess of £900,000 Freehold
Gorgeous setting in popular village
Exciting project in need of modernisation
Five bedrooms, two reception rooms
Woodland and gardens of 0.81 acres
Garage and driveway parking
Walking distance to the river, pub, bistro and village shop

Local Information
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, a 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.

About this property
Yew Tree Cottage is situated in the heart of the village of Dittisham and is within a stone’s throw of the River Dart. Parts of the house are over 200 years old, including some of the stone walls and the inglenook, but mostly it dates from work that was carried out in the 1950s, and has been a well-loved home for the current family for over 60 years. During the 1960s, part of the neighbouring Pink Thorn’s Orchard was purchased by the family so they could expand their market garden in the village, hence why the garden is one of the largest in the area. The house which is now in need of modernisation throughout, offers a wonderful opportunity to create a beautiful home, complemented by 0.81 acres of well-established gardens, parking, a garage and of course, beautiful River Dart views. Yew Tree Cottage sits in the Conservation Area but is not listed. The accommodation is arranged over two floors with a fully boarded attic (not inspected). The entrance lobby leads through to the main sitting room with an open fireplace (not used) and two large windows offering beautiful views of the River Dart. The second sitting room has a large inglenook fireplace and exposed stone wall. The kitchen is fitted with units and provides access to the utility room, pantry and cloakroom. On the first floor are five bedrooms and a shower room and from four of the bedrooms, gorgeous river views can be enjoyed. Outside, the gardens extend to 0.81 acres and are quite simply a hidden delight, being largely lawn with an abundance of spring bulbs, and well stocked with trees, shrubs and plants. There is driveway parking for two cars and a garage.

Services
Mains Services: Electricity, water and drainage.
Superfast (not tested) broadband.
Council Tax: Band F South Hams District Council

Energy Performance
EPC Rating = F

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 turning right immediately before The Red Lion pub and follow The Level into Manor Street. As you descend down the hill towards the River Dart Yew Tree Cottage will be found on the right hand side.
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Gross Internal Area  1267 sq ft.

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Office.

Telephone: 01548 800462

Sarah-Jane Bingham-Chick
South Hams
01548 800462
sjchick@savills.com

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