



LOWER STREET DITTISHAM

THE NOOK



THIS IS THE PERFECT PERIOD HOME, IN
THE HEART OF THE UNSPOILT RIVERSIDE
VILLAGE OF DITTISHAM, YET TOTALLY
TUCKED AWAY ...





The Nook is in a truly peaceful, 'chocolate box' location providing a perfect home to relax in this beautiful riverside village and explore the wider South Hams.

A very pretty cottage, this Grade II-listed building is about 350 years old and has been lovingly renovated to a wonderful standard, combining modern living with lots of original cottage features to ensure a very comfortable home year-round.

Approached off Lower Street, step onto the tiled floor of the Entrance Hallway, a bright space in which to meet and greet guests with plenty of space for coats and boots as well as an ever-so-useful general storage cupboard.





Open the latched door and emerge into the Living Room, a cosy family space, with exposed stone inglenook beams and a log burner set in a recessed stone hearth.

The white-washed walls, oak flooring and exposed beams really set the ambience in this characterful room.

A delightful window seat to the front provides pretty views over Lower Street,

Why not wine and dine your guests in comfort in the Dining Area with a handy hatch that opens through to the Kitchen.





Through the doorway emerge into the Kitchen. Practical tiled flooring combines with country cream tones in this family-friendly Kitchen, fitted with a host of modern appliances and filled with light.

A stable door leads to the attractive rear patio Garden and the ample private Parking, for 4 plus cars, that The Nook has.



A traditional curved stairway leads up to the first floor from the Living Room.

Step through the cottage latched door into the Main Bedroom that maintains the cosy cottagey feel with white-washed beams and casement features with bags of handy storage space and a built-in wardrobe.

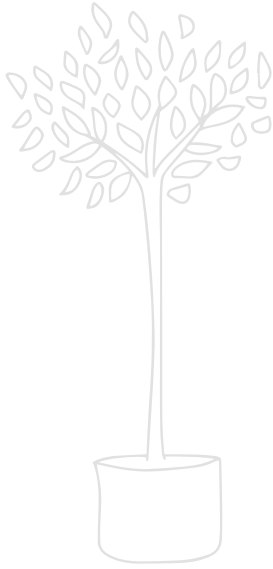




Another period latched doorway leads to the second Bedroom, with a period casement window to the front and a feature beam over.

A family Bathroom also sits on this floor with a bath containing an overhead shower, a vanity unit wash basin with a mirror over it, a lavatory and a heated towel radiator offering refreshment and relaxation to all.





The Nook enjoys a delightful, private suntrap Garden with plenty of space for alfresco entertaining – an idyllic spot to watch the sunset.

This area is laid to gravel with footpaths and has plenty of space for outdoor furniture.

The Garden also provides access to the highly sought-after private Parking that The Nook has in abundance - a rare treat in this riverside village.



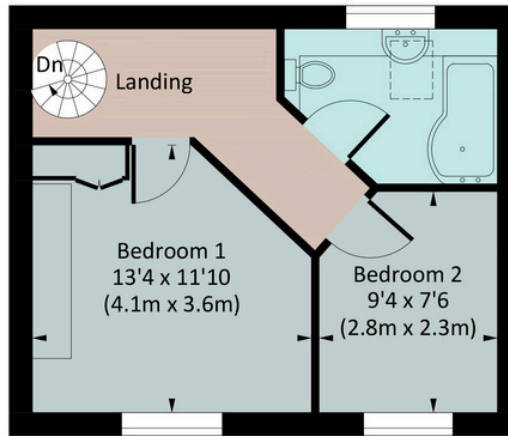
OUT & ABOUT IN DITTISHAM

Within moments of the front door, there is so much on offer for young and old. The village pub The Red Lion Inn is a two-minute walk up the road. The Red Lion Inn also hosts the village shop well stocked with local artisan produce, along with a Post Office - the village hub. A 10-minute walk will take you to The Quay where you will find the 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. Opposite is The Anchorstone Café one of the South Hams' few true river-side cafés, situated on the bank of the River Dart which specialises in delicious seafood lunches – crab, lobster and mussels from their riverside terrace.

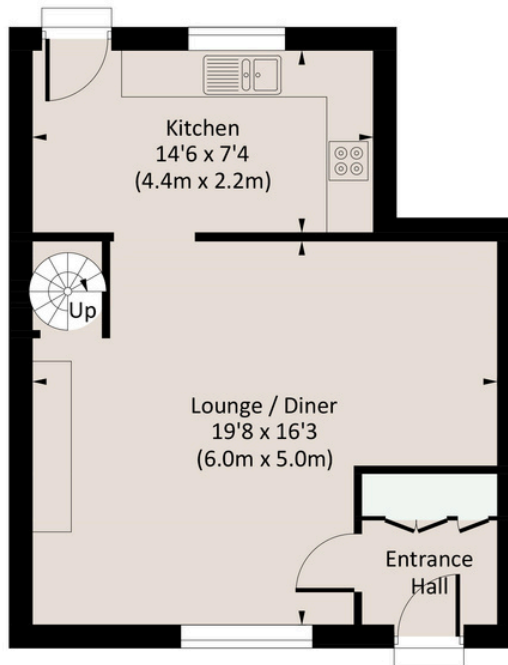
Take a small ferry boat over the Dart to visit Greenway, the former home of Agatha Christie. The Ham fields and playground by the river is a wonderful space for children and water sports enthusiasts will appreciate the numerous activities on offer including a sailing school.

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

Approx. gross internal area
744 Sq Ft. / 69.2 Sq M.



FIRST FLOOR



GROUND FLOOR

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THE LITTLE DETAILS

- Cosy Period Cottage
- 2 Double Bedrooms
- Village location
- Shaker Kitchen
- Family Bathroom
- Delightful Garden
- Extensive Private Parking

Postcode: TQ6 0HY

Tenure: Freehold in a Conservation Area

Council Tax Band: D

EPC Rating: Grade II Listed

Local Authority: South Hams District Council

Access: One step up from the road

Broadband Speed: Up to average 74mbs

Mobile Coverage: Good

Mains: Water, Electricity & Drainage

Heating: Electric

Parking: Parking for upto 4 cars

Transport: Kingsbridge 12 miles, Dartmouth 7 miles, Totnes 8 miles for mainline trains to London

W3W: [geek.villager.reflected](https://www.geck.villager.reflected)



We'd love to show you around

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