



Dittisham Hideaway, Dittisham, Dartmouth, Devon

 **Knight
Frank**



Four unique, circular, cedar treehouses, five luxury shepherd huts and the original and famous Airstream 1234, **all set within about nine acres** of private, tranquil woodland and a charming wild flower meadow.

Summary of accommodation

Four luxury cedar, circular treehouses, each with two en suite bedrooms and open plan kitchen/living rooms and large decks

Five luxury shepherd huts with large private terraces

The original and famous Airstream 1234 with a large private deck

Large modern steel-framed barn with office, discreetly sighted in the woodlands

Opportunity, subject to planning, to increase the number of treehouses and/or shepherd huts.

Additionally, there is existing, valid planning consent for one clubhouse structure

In all about 8.66 acres

Distances

Dittisham (on the River Dart) 1 mile, Dartmouth 3.9 miles, Totnes 10 miles, A38 Devon Expressway 15 miles

(All distances and times are approximate)



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The property

Offers a blend of luxury and charm, Dittisham Hideaway is an enchanting collection of circular treehouses, shepherds huts and an original Airstream all set within about nine acres of woodland and a wildflower meadow in the heart of the Devonshire countryside. The property is just a mile from the waters' edge of the beautiful River Dart and overlooks a private sun-dappled wooded valley. The Hideaway is just outside the picturesque village of Dittisham and is just a ten minute drive from the scenic port of Dartmouth in South Devon. There are two separate electric gated entrances to Dittisham Hideaway

Please see further details at: <https://dittishamhideaway.co.uk>

The four treehouses - Woodpecker, Buzzard, Owl and Pheasant

The treehouses are real gems within the collection of hideaways. Each treehouse sleeps up to two adults and three children, perfect for couples or family holidays. Boasting their own large private furnished deck and wood-fired hot tub there is something for everyone.

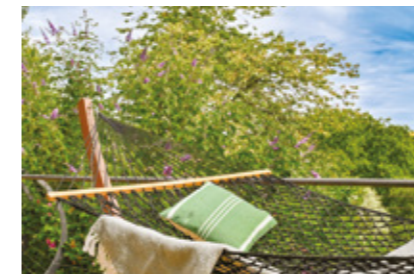


Staying in one of the circular treehouses is akin to staying in your own private mini-resort. Each deck includes a hammock, outdoor chess set, outdoor table football, sun loungers, BBQ with furnished dining area, and a traditional wood-fired cedar hot tub. The interiors are attractively furnished with a nod to their environment, with a variety of rich wood finishes, soothing toned fabrics, sumptuous Egyptian cotton bed linen and home comfort essentials that include underfloor heating, a wood-burning stove, a fully-equipped kitchen, two en suite bathrooms with power showers, underfloor heating, family fun board games, books, and Wi-Fi. The treehouses each afford privacy, wonderful outlooks and a sense of being at one with nature. Private parking is available.

Each treehouse is very well appointed to ensure a restful and relaxing stay.

Features

- 1 x luxury king double bed
- 1 x children's triple bunk bed in a separate room
- 2 x bathrooms with power showers
- Wood-burning stove
- Underfloor heating
- Boot and dog wash area in the car park
- Specially chosen lavish mattresses with Egyptian cotton bed linen
- Soft towels & essential toiletries
- Washing machine and dryer
- Fully equipped kitchen including a Nespresso coffee maker, microwave
- The kitchen is complimented by the herbs growing on the balcony
- Smart TVs, a selection of board games, books
- Private deck
- Traditional cedar wood-fired hot tub
- BBQ with dining seating and parasol
- Outdoor chess & table football
- Sun loungers & hammock
- Selection of indoor table games
- Wi-Fi
- Eco car charging points
- On-site parking





The Airstream

This luxuriously restored and comfortable 1956 Vintage American Airstream 1234 is the perfect, slightly eccentric sanctuary for a fun yet isolated, peaceful break away.

Iconic and distinctively-styled, with highly-polished chrome panels, this curvy American Airstream certainly is to be admired. Built in 1956, this Airstream is a 'Sovereign of the Road' model and epitomises the style of Wally Byam, the founder of Airstream trailers. This particular Airstream number 1234 was owned by a member of Wally Byam's Airstream Club, and the original stickers from a 1961 Omaha, Nebraska meeting are still on the windows.

Gleaming inside and out, it's tucked into a secluded corner within the private woodland setting, with lovely far-reaching views of Dartmoor's rolling hills. The ambience is truly romantic, with only the sound of the stream and the birds to keep you company.

The Airstream comfortably accommodates two people and boasts a large outside deck with a dining table and chairs (with a parasol for those sunny afternoons), a barbecue, sun loungers, a double hammock, outdoor chess and table football, and an indulgent outdoor Oak Japanese wood-fired spa bath.

The furnishings are totally in-keeping with the retro feel, but all mod-cons are provided. The Airstream is fitted with smart TV, sound system, Wi-Fi,



combination oven, induction hob, fridge, ice box, dishwasher, power shower, and even under-floor heating and air conditioning and a selection of indoor games.

Enjoy the burnt orange leather seats in the sitting-area. Dine inside the warmth of the Airstream or al fresco in mild weathers. Clever use of space means that all the kitchen appliances are on-hand but tucked away neatly behind shiny walnut finish doors. The bedroom is gorgeous, with lovely Egyptian cotton bed linen, fluffy towels and lots of retro fittings, clothes storage, hairdryer and a generous bathroom.

There is also an outside private storage cabin with washing machine/drier.

Imagine, to the sound of birds, lazing in the double hammock, bathed in the fresh Devon air and soaked in warm sun. The iridescent wings of the resident dragonflies and butterflies put on rather a splendid show.

Features

- 1 x luxury double bed
- Fully-equipped kitchen
- Egyptian cotton bed linen
- Soft towels & essential toiletries
- Underfloor heating and air conditioning
- Wi-Fi
- Large private deck
- Traditional wood-fired outdoor Japanese spa bath
- Outdoor dining with BBQ
- Sun loungers and double hammock
- Outdoor chess and football table
- Eco car charging points
- Private parking space next to the Airstream
- Separate storage cabin with washing machine/dryer



Five bespoke contemporary-chic shepherds huts

The luxurious Shepherds Huts at Dittisham Hideaway have been hand crafted to a high specification by West Country Artisans who have taken the greatest of pride in their craft, and who have lovingly built them to detailed perfection in 2022.

All five Shepherds Huts are positioned in the old meadow of wild flowers with lovely views down the wooded valley. They offer a generous 234 sq ft of space and are 26 ft long having been designed to comfortably accommodate two adults in luxury.

The exquisite interior of the huts boasts designer fabrics, made-to-measure furnishings and bespoke fittings alongside a traditional wood-burning stove, relaxation area with coffee table, fully-equipped kitchen, foldaway breakfast bar, a king-size double bed, generous bathroom with double walk-in power shower and underfloor heating.

Each has its own private terrace with an outdoor wood-fired spa bath, Adirondack loungers, teak dining table and chairs with parasol, a fire pit and a double hammock.



Four of the shepherds huts only accommodate two adults, with one luxury king bed. One of the Shepherds Huts has an adjoining Mini Shepherds Hut (9 ft x 7 ft), with two sets of bunk beds providing total accommodation for two adults and up to four children.

There are many public footpath country walks in the neighbourhood, including the famous Totnes/Dittisham/Dartmouth riverbank walk. There is a communal area providing table tennis, chess, table football and a boules court.

Features

- Wood-burning stove
- Well-equipped kitchen complimented by the herbs growing on your balcony
- Egyptian cotton bed linen
- Soft towels & essential toiletries
- Private terrace
- Traditional wood-fired outdoor cedar hot tub
- Outdoor dining with BBQ
- Sun loungers and double hammock
- Fire pit
- Activities including outdoor chess, football table and herb pots
- Wi-Fi
- Eco car charging points
- On-site parking
- Selection of indoor table games

Large modern steel-framed barn

A large modern barn with a fully equipped office, three phase electricity and Wifi, is set out of sight of the guests accommodation in the woodlands. Beside it is a large lean-to for wood storage and separate, direct access on to the lane.

South Hams

The River Dart is undoubtedly one of Britain's most beautiful tidal estuaries, which springs from the heart of Dartmoor and flows to the south, through the beautiful South Hams region of Devon. The Dittisham Village is approximately two miles upstream from the town of Dartmouth. At this point the river is at its widest, being almost a mile wide at high tide, making it ideal for dinghy sailing, canoeing and windsurfing.

There are numerous deep-water moorings nearby making it an excellent place to keep a yacht, with cruising opportunities to Dartmouth and further afield with Torbay and the Solent to the east and Salcombe, Fowey and Falmouth to the west. Self-drive boats, kayaks etc can be rented at Dittisham and Dartmouth.

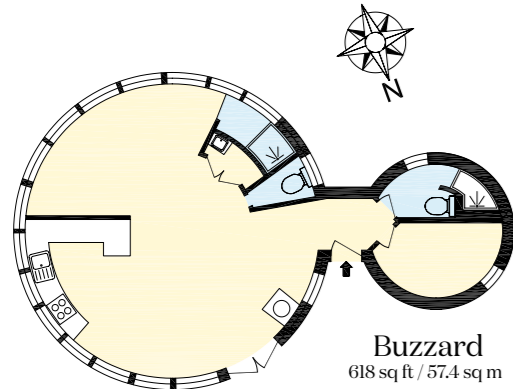
The village of Dittisham lies within a Conservation Area and an Area of Outstanding Natural Beauty. There are two popular pubs (The Ferry Boat and The Red Lion) and a riverside café (The Anchor Stone). The Red Lion has a village shop and post office within it. There are further shopping facilities and restaurants in the nearby towns of Dartmouth and Totnes.

Communications are good with the A38 dual carriageway, approximately 15 miles to the north, providing fast access to the M5 motorway at Exeter. There are regular Intercity rail services to London Paddington from nearby Totnes or Exeter and an increasing number of flights to UK and international destinations from Exeter airport.

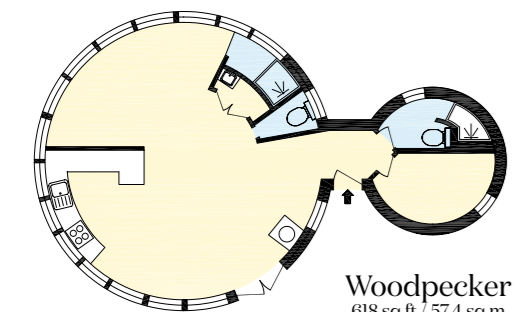
Services

Mains electricity. Two private bore holes for water. Private drainage (two Klargest treatment plants). Electric heating. WiFi throughout the site.

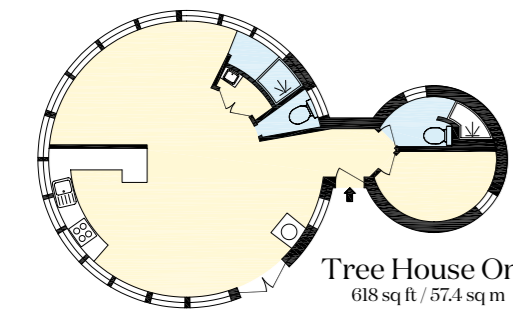




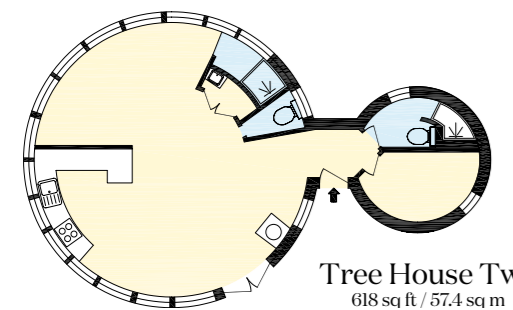
Buzzard
618 sq ft / 57.4 sq m



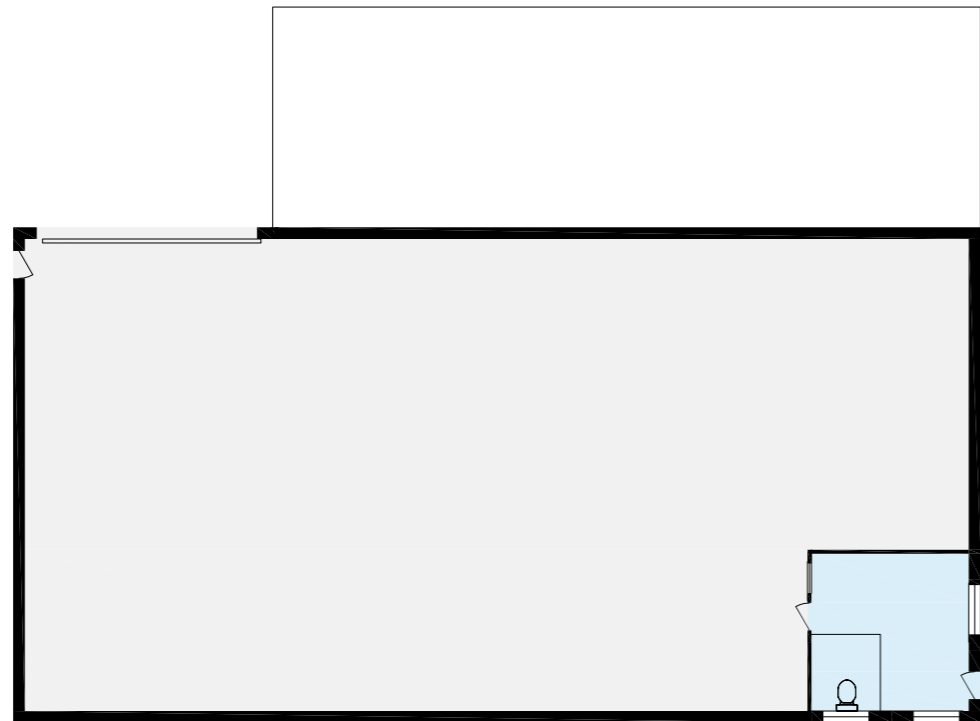
Woodpecker
618 sq ft / 57.4 sq m



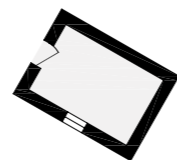
Tree House One
618 sq ft / 57.4 sq m



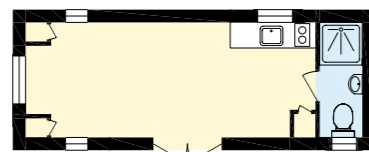
Tree House Two
618 sq ft / 57.4 sq m



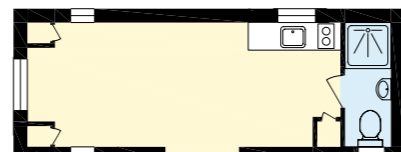
The Barn & Office
3100 sq ft / 287.9 sq m



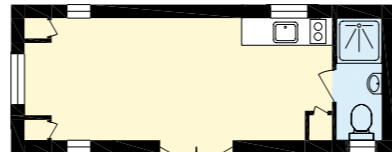
Shepherds Hut
75 sq ft / 6.97 sq m



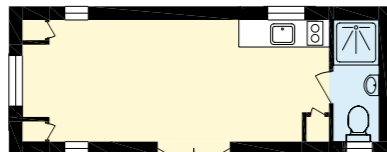
Willow
229 sq ft / 21.2 sq m



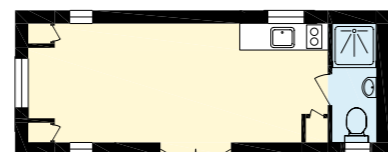
Maple
229 sq ft / 21.2 sq m



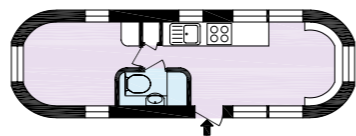
Oak
229 sq ft / 21.2 sq m



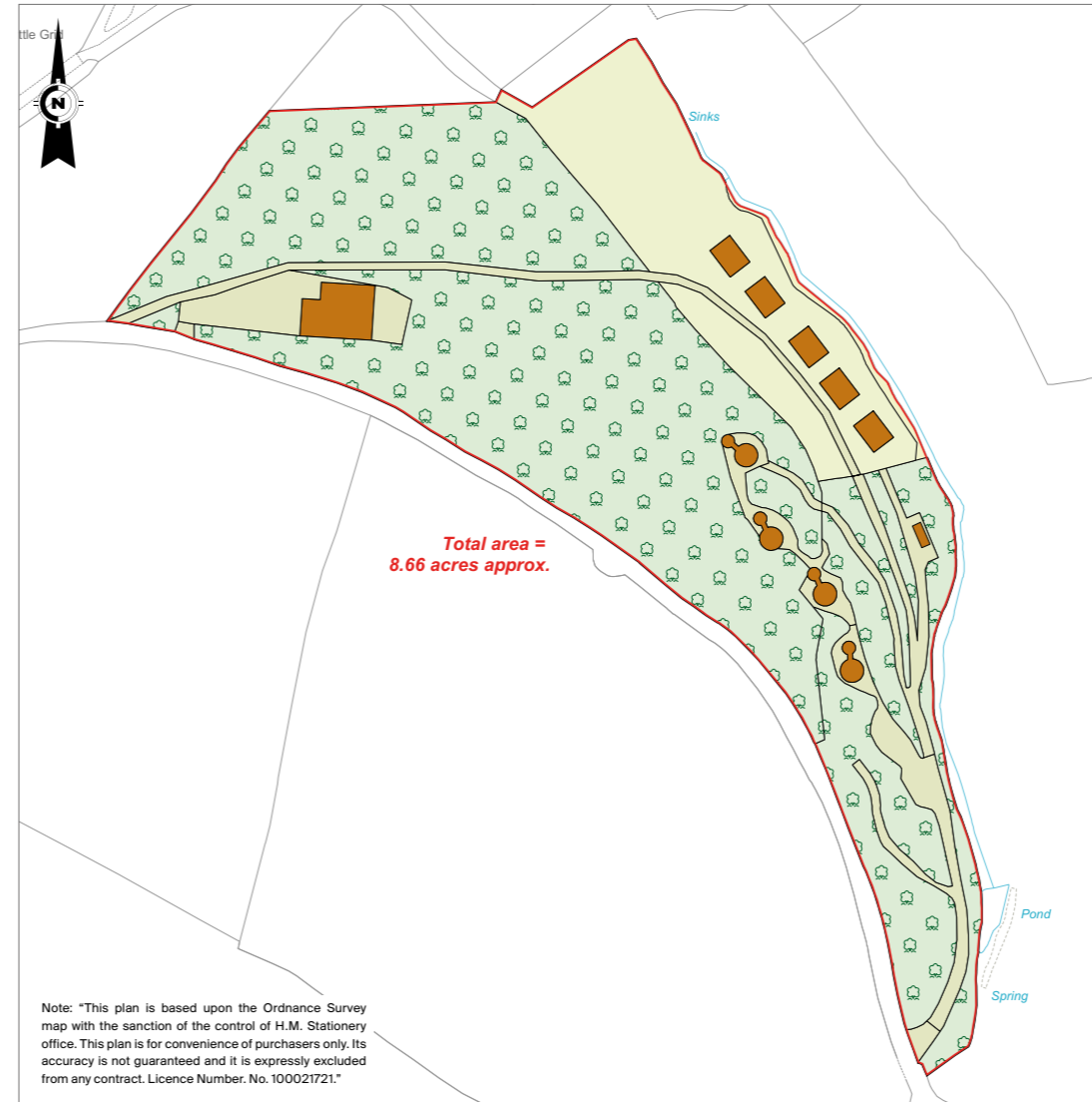
Cedar
229 sq ft / 21.2 sq m



Beech
229 sq ft / 21.2 sq m



Airstream
183 sq ft / 17 sq m



Total area =
8.66 acres approx.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars may be included in the sale, subject to contract.

Local authority

South Hams District Council: 01803 861234.

Business rates

Please contact office for further information.

Guide price

£1,500,000

EPC ratings

XXX

Viewing

Viewing is strictly by prior appointment with the Sole Agents

Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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