

Low Dolphin, Lower Street, Dittisham



A beautifully presented
Georgian village house with
four bedrooms, three
bathrooms, large gardens,
water views and garage.

Distances

Dartmouth 6 miles, Totnes (with main line rail link to London) 9 miles

The beach at Blackpool Sands 7 miles

(All distances and times are approximate)

Summary of accommodation

Ground Floor: Sitting room | Dining room | Beautifully appointed kitchen
Utility room | Ground floor double bedroom with en suite shower room

First Floor: Spacious second living room | Principal bedroom with en suite
shower room | Two further double bedrooms | Large family bathroom

Gross Internal floor Area 1885 sq ft (175 sq m)

In all about 0.43 acres





The location

Low Dolphin is situated in the heart of the village of Dittisham on a quiet and picturesque lane. Dittisham is a quintessential 'chocolate box' village, with a wonderful mix of cottages and thatched houses, quaint lanes and a large village green known as The Ham, which is situated on the bank of The River Dart. Dittisham remains one of the most sought-after villages in the South Hams, not just because of its charm, but because it is a vibrant community with two village pubs, post office/general store, a waterside cafe and a popular sailing club. Dartmouth is about 6 miles distant in the car or about 20 minutes down river, and offers an array of shops, boutiques, pubs and restaurants, as well as a cinema, indoor and outdoor swimming pools, three supermarkets, a health centre and a good selection of schools.

Totnes is about 8 miles distant and offers a mainline rail link to London Paddington with a journey time of about 2 hours and 40 minutes. The A38, which in turn leads to the M5, is about 15 miles distant.

The property

Low Dolphin is a gorgeous Georgian house (not listed), which has recently undergone a major refurbishment and a large two storey extension.





As well as the extension and re-configuration of the accommodation, works have included, upgrading the wiring and plumbing, a new air source heat pump, new bespoke wooden double-glazed windows, new roof, new bathrooms, and a beautifully appointed kitchen. Low Dolphin is presented to the highest of standards and offers bright and spacious accommodation, which in turn leads to a glorious and quintessentially English country garden, with lovely views of the River Dart.

The gorgeous sitting room is bright and spacious, with exposed floorboards and a stone inglenook fireplace housing a wood burner. The dining room has 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 and newly fitted kitchen offers a beautiful range of units, and a large Welsh Dresser with plate rack, all complimented with polished stone surfaces and a deep double Butler sink. Integral appliances include a belling range cooker, fridge and freezer, and dishwasher. Also on the ground floor is the fourth double bedroom with double doors leading to the gardens, and en suite shower room, and a utility room. There is a door to the integral garage off the inner hallway.

Stairs rise to the first floor and open up to a lovely second living room with a built in bespoke library wall, and a double width Juliette balcony overlooking the gardens. There are three further double bedrooms on this floor, again all immaculately presented. The main bedroom forms part of the new extension with a high vaulted ceiling and beautifully appointed en suite shower room. The family bathroom is generous in size with a large free standing bath and walk in shower.

Outside

The gardens are an idyllic feature of Low Dolphin, offering a tranquil and private haven from which to enjoy the views of Dittisham Creek. Doors open from the ground floor to an adjoining terrace, with steps that gently rise to the sweeping lawns beyond. The well-established beds and borders are brimming with flowers and shrubs. There are a number of seating areas, and a lovely al fresco dining terrace with a beautiful stone wall as the backdrop and super views across the creek.





To the front of the cottage is a small, paved terrace with wisteria, and access to the open car port/garage.

Services

Air source heat pump with a combination of underfloor heating and radiators. Mains drainage, water, and electricity

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ6 0HY)

Off 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, where street parking is available. Proceed on foot 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.

What3words: brave.surprised.crinkled

Property information

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band F

EPC Rating: D

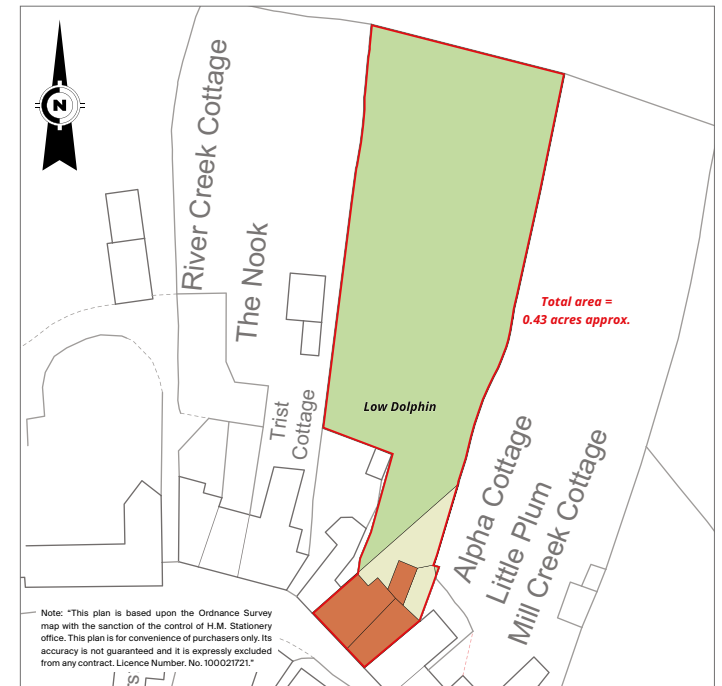
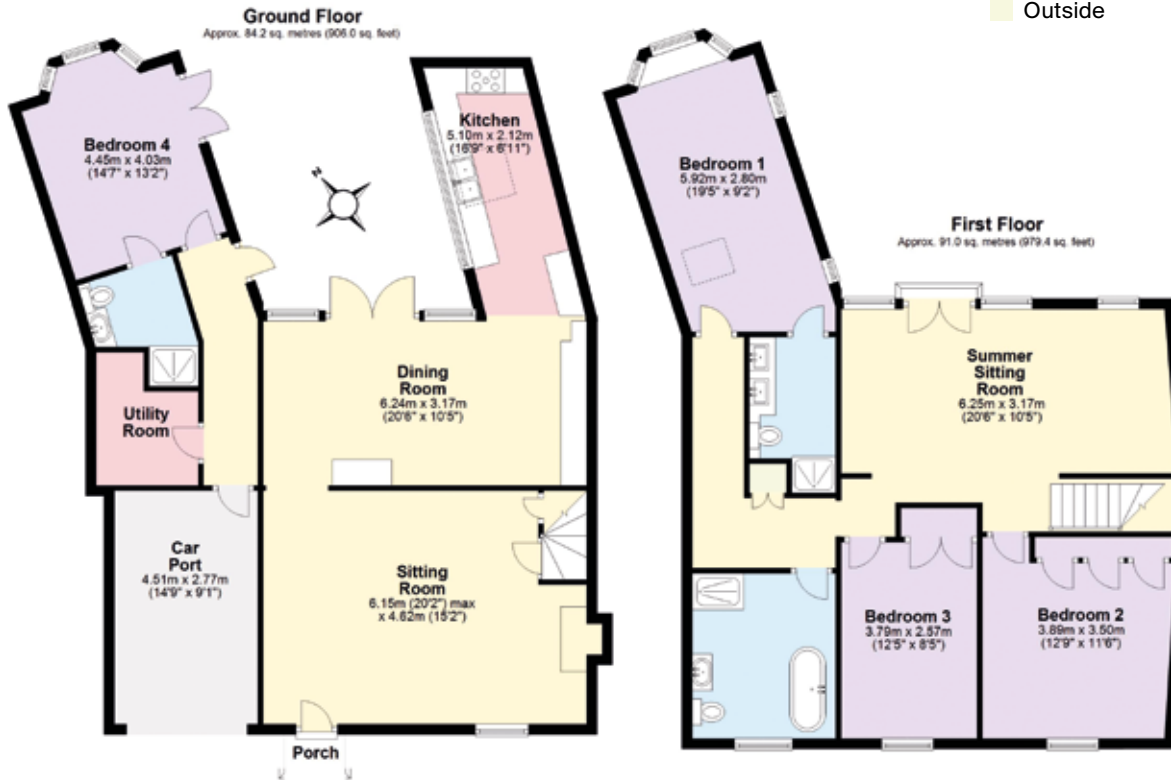
Guide Price: £1,350,000

Approximate Gross Internal Floor Area

175.2 sq m (1885.4 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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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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Particulars dated August 2023. Photographs and videos dated August 2023.

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