

Lanes End Cottage, Dittisham, Nr Dartmouth





An unlisted, **beautifully refurbished period cottage**, situated in the heart of the village, with parking for four cars, garage, gardens and views of the River Dart.

Summary of accommodation

Porch | Entrance hall | Beautifully fitted kitchen/sitting room | Study area | Cloakroom
Utility room

Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Garden studio | Garden WC | Garden store | Lovely gardens/terraces | Parking for four cars

Distances

Dartmouth town centre 6 miles, Totnes station 8 miles (Paddington 2 hours 40 minutes),

Blackpool Sands Blue Flag Beach 7 miles

(All distances and times are approximate)



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Location

Dittisham remains one of the most sought-after villages in the South Hams, located on the banks of the River Dart and renowned for its gorgeous, eclectic mix of cottages, thatched houses and quaint lanes. Lanes End Cottage is situated off a quiet lane, in the heart of the village and is within walking distance of the two pubs, post office/general store, waterside café and the popular sailing club. There is a wonderful village green, known as The Ham, which runs along the riverbank.

Dartmouth is about 6 miles by road, or about 20 minutes by boat, and offers a wonderful selection of shops, galleries, pubs and restaurants, and is home to a leisure centre, indoor and outdoor swimming pools, three supermarkets, health centre, cinema, library, and both primary and secondary schooling.

Totnes is about 8 miles away and has a mainline rail link to London Paddington taking about 2 hours and 40 minutes, and the A38, which in turn leads to the M5 is about 19 miles away.



The property

Abutting a narrow lane in the heart of the village, Lanes End Cottage is set in a lovely, elevated position, overlooking the village and the River Dart. The cottage probably dates from the 18th Century, is unlisted and is built in the local style of stone under a slate roof.

The cottage was re-configured and refurbished to a very high standard in 2017 with superb attention to detail, and underwent extensive works which included re-wiring and re-plumbing, a new roof, new porch and an extension adding a single bedroom upstairs. The cottage is clearly much-loved and is beautifully presented throughout with stunning internal décor, masses of natural light and a wonderful feeling of space.

The ground floor comprises, a welcoming entrance hall, which has ample room for coats and boots, a utility room and a cloakroom. The living room, which enjoys a lovely, panoramic view, has pale oak flooring, white-painted beams, bi-fold doors opening to a glazed Juliet balcony looking towards the river and a fire recess housing a multi-fuel burner. The well-appointed kitchen is bespoke and fitted with farmhouse style units including a double pantry cupboard, with appliances including an electric Aga, fridge/freezer and dishwasher. From the kitchen, double doors lead to a small walled courtyard.

Stairs rise to the first floor landing, which in turn leads to all three bedrooms and the family bathroom. There is an en suite shower room to the main bedroom.

Parking, outbuildings and garden

The gardens are a superb feature of the cottage, being beautifully landscaped and well-established, and having been designed to need minimal maintenance. A paved path bounded by a stone wall extends around the back of the cottage, with a small flight of stone steps descend to the lawned garden. There is a garden studio with under-floor heating and trifold doors leading to the adjoining deck. The lawn is enclosed by mature, evergreen hedging in front of taller, close-boarded timber fencing which provides a high degree of privacy.



Lanes End Cottage benefits from a large parking area that can accommodate four vehicles, and a single garage, all enclosed by stone walling and situated a short distance from the cottage.

Services

Mains water, electricity and drainage. Electric AGA, Oil-fired central heating via radiators and under-floor heating.

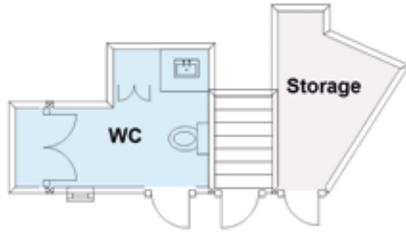
Directions (Postcode TQ6 0ES)

what3words: crunches.final.adopters – parking and garage

what3words: stickler.went.workroom – Lanes End Cottage

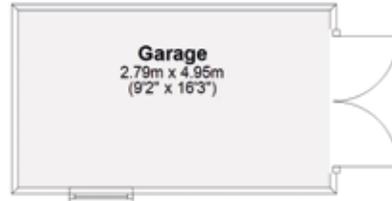
From Totnes follow the A381 to Dartmouth and Kingsbridge and after about 6 miles, in Halwell, turn left at The Old Inn. Follow the A3122 and follow the road for 3.5 miles to the Sportsman's Arms. Turn left at the pub towards Dittisham and once in the village, immediately before The Red Lion, turn right onto The Level. Continue until reaching the South Hams Public Car Park in your left, and the parking area for the cottage will be found immediately in front of you. Park your car and continue on foot to the cottage, which is about 80 yards in the direction of the river on the left.

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



Approximate Gross Internal Floor Area
1190.4 sq ft/110.6 sq m

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.



Property information

Tenure: Freehold

Local Authority: South Hams District Council (www.southhams.gov.uk)

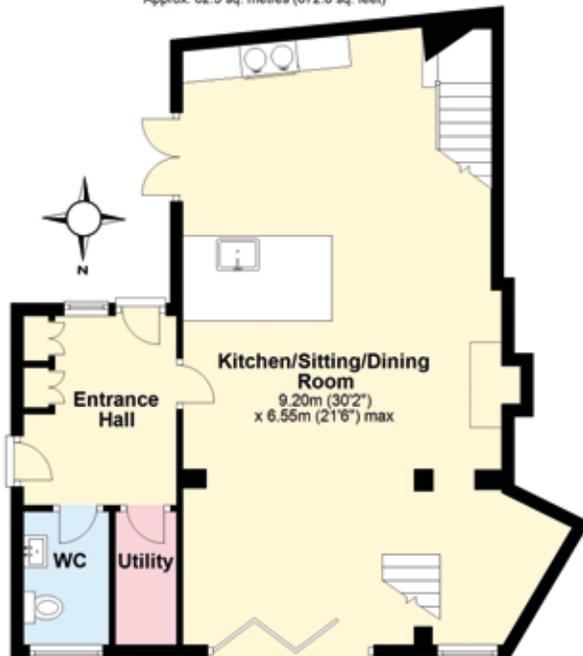
Council Tax: Band F

EPC Rating: D

Guide Price: £950,000

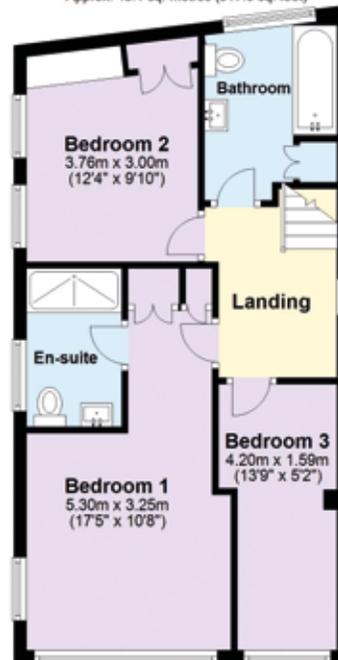
Ground Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



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 March 2024. Photographs and videos dated March 2024.

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