



Smugglers Cottage, Dittisham, Devon





A **‘Swallows and Amazons’ retreat**, tucked away on the banks of the River Dart, with a mooring and a boat house. It is simply idyllic!

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Family room | Dining room | Kitchen

First Floor: Four bedrooms | Two bath/shower rooms

Outside: Terraces | Gardens and woodland | Two storey boat house with potential office on first floor | Stone shed

Mooring (subject to DHA licence)

Gross Internal floor Area 1,900 sq ft (176 sq m)

Distances

Dartmouth 6 miles by road or 3 miles by boat, 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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The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and superb golden beaches. 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. Smugglers Cottage is situated in a no through location, 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 superb and varied selection of shops, galleries, pubs and restaurants, with further amenities including 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

Smugglers Cottage has been the subject of many artists' works and is an idyllic, 'chocolate box' thatched cottage which dates from the 17th century;



this gem of a Grade II listed home occupies one of the most beautiful settings in the village. Up until the 18th century, the cottage was used as the village coal store and a fishermen's retreat, and even though it has been modernised in recent years, there is still an abundance of original features including exposed beams, slate floors, and original fireplaces. The ground floor accommodation comprises a welcoming and spacious reception hall, a gorgeous sitting room with woodburning stove, and a family room. Both reception rooms have flagstone flooring and window seats overlooking the river. In addition is a dining room with exposed stone walls, stone flooring,





and a fireplace, and a newly fitted kitchen which is well-equipped with a hob, oven, dishwasher, fridge/freezer, and washer/dryer. The first floor comprises a generous main bedroom with doors opening to a terrace, three further bedrooms, a bathroom, and a shower room.

Outside

Smugglers Cottage sits in an enviable waterside setting on banks of the River Dart, with waterside terraces and direct water access. At low tide, the foreshore/beach provides parking for the cottage. The remainder of the gardens are largely woodland, with mature shrubs and trees. There is a stone shed and a two-storey boathouse, with potential for a home office/ games room on the first floor.

Services

Private drainage, mains water and electricity, electric heating.

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 OHA)

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 for about 3 miles to the Sportsman's Arms. Turn left at the pub towards Dittisham and once in the village, turn right onto The Level immediately before The Red Lion Pub. Continue until reaching the South Hams Public Car Park on your left and park your car here, follow the rest of the directions on foot.



Out of the car park, turn left and follow Manor Street down to the Anchorstone Café and Ferry Boat Inn. On the right and immediately before the Anchorstone Café, follow the steps signposted Cliff Cottage and when the path splits, take the higher level. This will lead you through the woods to Smugglers Cottage.

What3words:

Smugglers Cottage - november.gratuity.sideboard
Gated footpath - fruits.searcher.harsh

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Band H

EPC Rating: E

Guide Price: Offers in excess of £1,750,000



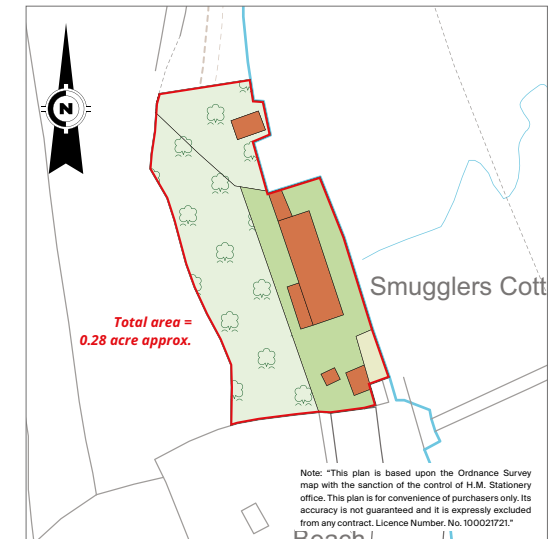
Approximate Gross Internal Floor Area

1900 sq ft/176 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.



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



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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