

MANOR COTTAGE

DITTISHAM, DARTMOUTH, DEVON

JACKSON-STOPS

MANOR COTTAGE, MANOR STREET, DITTISHAM, DARTMOUTH, DEVON, TQ6 0EX

TOTAL APPROX. FLOOR AREA 276 SQ M (2971 SQ FT)

A beautiful Grade II listed village house, with guest studio, glorious gardens, sweeping driveway, ample parking and garage.



DISTANCES

DARTMOUTH 5 MILES
TOTNES (WITH MAIN LINE RAIL LINK TO LONDON) 7 MILES
BLACKPOOL SANDS 7 MILES

GROUND FLOOR

- Entrance hall
- Kitchen / dining room
- Utility room / cloakroom
- Butler's pantry
- Living room
- Sitting room
- Study
- Store room

FIRST FLOOR

- Main bedroom with dressing room and en suite bathroom
- Two further bedrooms
- Family bathroom

OUTSIDE

- Guest studio with bedroom and en suite shower room
- Greenhouse
- 23' Garden store
- Garage
- Sweeping driveway
- Ample parking
- Well-established gardens and terraces

LOCATION

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. Situated on the banks of the River Dart, the village remains one of the most sought-after villages in South Hams, with a strong community including two village pubs, post office / general store, a waterside bistro and a popular sailing club. Just down river, at the mouth of the estuary, lies Dartmouth, a beautiful waterside town celebrated for its rich maritime heritage, being home to the Britannia Royal Naval College.

Dartmouth is one of the jewels in Devon's crown, offering outstanding natural beauty, and a vibrant year-round community, with a wonderful and varied selection of shops, boutiques, galleries, pubs and restaurants, including The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025.

There are several yearly festivals, including Dittisham Regatta, Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Alongside the traditional bakers, butcher and grocer, there are two supermarkets and an M&S Food Hall. The town is well serviced with a new health and well-being centre, a cinema, a leisure centre and both indoor and outdoor swimming pools.

The River Dart, which flows through Dittisham, is always a hive of activity, and as a deep-water port, attracts boats from all over the world. Dittisham lies within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves.

Totnes is about 7 miles distant and offers a mainline rail link to London Paddington in about 2 hours 40 minutes. The A38, which in turn leads to the M5, is about 15 miles distant.







THE PROPERTY

Manor Cottage, which is believed to date from 1540, is a stunning, Grade II listed former Devon longhouse under a Delabole slate roof, and is recorded by historical research as one of the oldest houses in the village. In 2013, the house underwent a comprehensive programme of modernisation, including the addition of a contemporary extension, which was designed and overseen by a renowned listed building architect, who specialises in historical homes of heritage value.

The finished result is a masterpiece of modern-day architecture, wrapped around a character house full of period charm, including a glass panel in the entrance hall showcasing part of the original wattle and daub internal wall. The kitchen/dining room forms the heart of the home, with a vaulted ceiling and wall-to-wall glazing and doors opening directly onto the garden and dining terrace. Fitted with an Everhot range, integral appliances, and bespoke cabinetry, the kitchen is a beautiful room, and wonderful for entertaining or everyday living.

Beyond the kitchen is a butler's pantry and adjoining cloakroom / utility. The flagstone entrance hall gives access to the two principal reception rooms. The living room has a substantial fireplace fitted with a wood-burning stove, while the sitting room features an open fire. Beyond the sitting room is a study and useful storeroom. Two separate staircases rise to the first floor, one is an early circular stone staircase, while the main staircase is of a more traditional Georgian design.













The principal bedroom has its own dressing room and en suite bathroom, and there are two further double bedrooms, together with a family bathroom. Additional guest accommodation is provided within a separate garden studio, comprising a fourth bedroom with an en suite shower room.

OUTSIDE

The landscaped gardens are well established, private and secluded. A large level lawn is bordered by well-stocked and colourful beds, and there is a gorgeous dining terrace which adjoins the kitchen. A rose arbour leads through to a circular paved garden planted with banana palms and a gum tree, and beyond which is a Hartley Botanic greenhouse, raised vegetable beds and an original netted fruit frame containing peach and nectarine trees, together with a selection of soft fruit bushes. Practical features include a garden shed, two compost bays and a bonfire pit.

Close to the house, a raised deck provides an additional seating area with attractive views. A paved terrace outside the kitchen's bi-fold doors is well positioned for outdoor dining and, during the summer months, benefits from evening sunshine until after 8pm.



Beautifully maintained over the years, the gardens have been opened to the public on several occasions in support of charitable events.

There is a sweeping driveway providing ample parking for several vehicles and a large garage with EV charging point.

DIRECTIONS (TQ6 0EX)

Follow the A3122 towards Dartmouth and at The Sportsman's Arms, the road bends to the right but continue straight ahead towards Dittisham. Once in the village, take the first right, immediately before The Red Lion and continue along The Level towards The Ferry Boat Inn and pontoon. Pass the South Hams car park on your left and continue uphill, following the road around the sharp left-hand bend. The drive to Manor Cottage is on your left, immediately after Rocket House.

What3words – /// caves.regal.replying

PROPERTY INFORMATION

Services: Mains electricity, water and drainage, Oil fired CH via radiators and under-floor heating.

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax Band: G

EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222



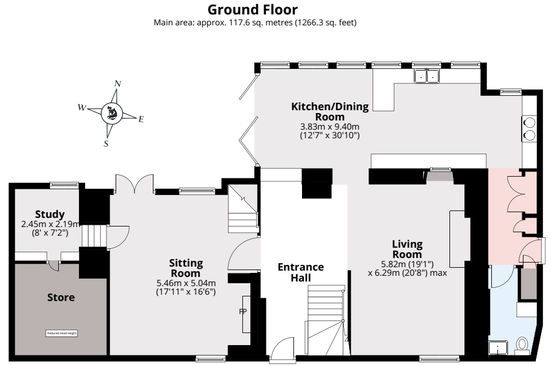


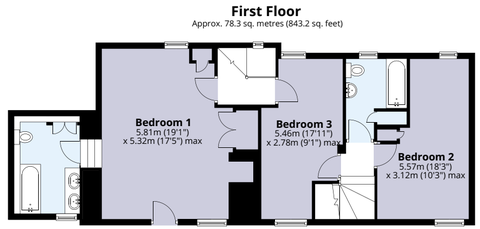


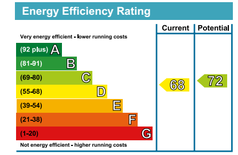
MANOR COTTAGE

APPROX. FLOOR AREA
196.0 SQ M (2109.5 SQ FT)
PLUS OUTBUILDINGS
80.0 SQ M (861.5 SQ FT)









Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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