

Dittisham, Dartmouth, Devon, TQ6 0HB



Ref: 95293

Dartmouth 6 miles, Kingsbridge 14 miles, Totnes 9.5 miles. All mileages are approximate.

A 6 month let only A delightful furnished character house with wonderful river views, light contemporary interior including 30ft vaulted living room, terrace, large garden games room and parking for a small car. Energy Rating D. Sorry no housing benefit or smokers. Pets by negotiation. Fees Apply

£1900 PCM

Contact Lettings 01548 855599

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SITUATION and DESCRIPTION

Dittisham is a picturesque Devon village with charming cottages lining the narrow streets. It is one of the most sought after villages in the South Hams and lies on the west bank of the River Dart. It has a medieval church, a popular sailing club and two public houses, one of which is home to the post office/stores and a riverside café. A seasonal passenger ferry service links the village to the port of Dartmouth where there is a good range of galleries, shops, restaurants and excellent marina facilities. The nearby market town of Totnes provides a mainline rail link to London.

Binham Cottage is a beautifully presented detached house with accommodation arranged over three floors. The property is set in delightful gardens with private access to the village green, known as The Ham, which runs alongside the River Dart. Dinghies and small boats can be launched from the beach or from the nearby sailing club.

This wonderfully light and spacious house provides generous space for entertaining, including a 30ft vaulted living room with double Juliet balcony offering stunning river and countryside views. On the ground floor the fully fitted kitchen/dining room has bi-folding glazed doors opening out to the terrace and garden. In all there are six bedrooms, including one on the ground floor, and four bath/shower rooms.

APPROACH

The property can be accessed from The Lane, a narrow lane off Manor Street, which narrows to a footpath beyond the property. The property includes a Suzuki Jimny which gives access through the lane to the parking space adjacent to the house. Alternatively, a pedestrian gate leads from the garden to The Ham and nearby car park.

ENTRANCE

From The Lane a wooden front door opens into the entrance hall. Stairs descend to lower floors. Vaulted ceiling with glazed panels and full height windows on the stairwell flood this area with lots of natural light.

LIVING ROOM

An impressive room with high vaulted ceiling with exposed timber trusses. Full height windows and folding glazed doors to the gable end open fully to a double Juliet balcony, offering beautiful views over the river and surrounding countryside. Contemporary freestanding wood burning stove. Polished wood flooring. Bookshelves.

MASTER BEDROOM

A spacious dual aspect double bedroom with fully glazed gable windows and French doors opening to a Juliet balcony. Excellent river and countryside views.

EN SUITE SHOWER ROOM

Walk-in shower cubicle, washbasin, WC.

STAIRS descend to:

FIRST FLOOR LANDING

Linen cupboard

BATHROOM

Tile panelled bath with electric shower above, washbasin, WC.

BEDROOM 3

A double bedroom with window to side aspect. Fitted wardrobes and drawers.

BEDROOM 4

A small double bedroom with window to side aspect. Fitted wardrobes and chests of drawers.

BEDROOM 5

A single bedroom with window to side aspect.

STAIRS descend to:

HALF LANDING

Laundry room with space and plumbing for washing machine and tumble dryer. Cupboard containing two hot water cylinders.

BEDROOM 2

A double bedroom with views over the garden. Fitted wardrobes.

EN SUITE BATHROOM

Tile panelled bath with electric shower above. Washbasin, WC, heated towel rail.

GROUND FLOOR HALLWAY

Glazed door to terrace. Cupboard containing ground source heat pump.

BEDROOM 6

A double bedroom window to side aspect.

WET ROOM

Walk in shower cubicle with glazed screen. WC, washbasin.

SITTING ROOM

A cosy sitting room with stone inglenook fireplace with timber beam above and raised hearth housing cast iron wood burning stove. Tiled floor. Glazed doors give access to the boot room.

KITCHEN/DINING ROOM

A stunning triple aspect, L shaped room with high vaulted ceiling, Velux windows and glazed roof lights with tiled floor throughout. The beautifully fitted kitchen is fully fitted with an extensive range of storage cupboards and polished stone worktops. Integral appliances include two dishwashers, two fridges, freezer, two electric ovens/grills, four ring electric hob with pop up extractor unit. Stainless steel sink fitted with waste disposal unit, further twin bowl stainless steel sink unit. Curved Island unit/breakfast bar with polished stone worktop. Bi-folding glazed doors opening on to a full length paved terrace, providing additional space for dining.

BOOT ROOM

Tiled floor. Coat hooks, shelving. Door to garden.

OUTSIDE: Parking; There is payable parking at the Ham. The property does come with a parking space for a small car ie smart car as the lane is very narrow.

STUDIO

A detached studio is situated within the garden with a cloakroom, and an attached garden store. This building could be used for a number of uses and provides a useful storage space which can also accommodate a sailing dinghy or small boat. French doors open to the garden. Glazed roof lights.

GARDENS

A full length paved terrace abuts the kitchen/dining room providing an ideal space for dining or relaxing. Steps lead down to a well established gently sloping orchard planted with a variety of fruit trees including the unique Dittisham plum. The garden is fully enclosed and offers a good degree of privacy. A gate at the bottom of the orchard provides access to The Ham and nearby car park.

COUNCIL TAX: Business Rated

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 01803 861234.

POST CODE

TQ6 0HB

RENT

£1900 per calendar month

AVAILABILITY: October 2017

VIEWING

Strictly by appointment with the Agent, Marchand Petit Residential Lettings. Tel: 01548 855599

ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half months rent. Check out fee: £90.

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

