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## Bluebird Cottage



#### SITUATION

Nestled on the western banks of the River Dart, among rolling green hills and wooded valleys, Dittisham is one of the South Hams most attractive and unspoilt villages. This highly desirable village has a thriving community with a church, post office/general store, two pubs, a waterside café and a popular sailing club. At the heart of the village is 'The Ham' a wonderful, waterside recreational park. Situated on the opposite side of the River Dart and linked by the Greenway Ferry is the National Trust owned estate of Greenway, once home of the crime writer Agatha Christie.

The historic naval port of Dartmouth, located a few miles away, should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 13 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

#### DESCRIPTION

Situated on The Level, within short walking distance of the river and all that Dittisham has to offer is Bluebird Cottage. This exceptional riverside home offers stunning open-plan living with a spectacular double-height vaulted dining area crowned by a glass roof, complemented by a light-filled sitting room with bay window showcasing breath-taking River Dart views. The property features three bedrooms, two bathrooms, and a well-appointed kitchen, all enhanced by seamless access to multiple entertaining terraces. Set within beautifully landscaped tiered gardens with mature shrubs and trees, the property boasts both a front decked terrace with panoramic river views and an elevated rear terrace accessible from the first-floor galleried landing, plus a level lawn area.

#### ACCOMMODATION

Step through the welcoming timber front door, flanked by attractive glass brick panels, into this exceptional riverside home where wooden flooring flows seamlessly throughout the ground floor, creating a sense of warmth and continuity. The heart of the home is the spectacular open-plan living space, where the sitting area is flooded with natural light from a stunning bay window that frames breath-taking views of the River Dart. French doors open onto a private decked terrace, perfect for morning coffee or evening drinks, while a feature fireplace creates an inviting focal point during the cooler months. The dining area is truly remarkable, boasting a fabulous double-height vaulted ceiling crowned with a glass roof that bathes the space in natural light. French doors open to the side of the property, creating wonderful entertaining possibilities and seamless indoor-outdoor living. This impressive space flows naturally into the well-appointed kitchen via an elegant peninsula that provides additional workspace and storage. The modern kitchen features a comprehensive range of floor and wall-mounted units, complemented by integrated appliances including an electric oven, hob, microwave, dishwasher, and fridge – everything needed for contemporary living. Completing the ground floor accommodation is a versatile double bedroom that could equally serve as a reception room or home office. This flexible space enjoys the same stunning bay window with French doors opening to the front terrace, offering those coveted River Dart views. The room is served by a beautifully appointed bathroom, which is also conveniently accessible from the main living area. The bathroom features a bath with shower

attachment, WC, wash basin, and heated towel rail.

stairs lead to a stunning galleried landing that dramatically overlooks the dining area below, creating a wonderful sense of space and light. From here, a door provides direct access to the rear decked terrace – a delightful feature for entertaining or quiet relaxation.

The first floor houses two generous double bedrooms, both blessed with dual-aspect windows that capture panoramic views of the River Dart and the rolling Devon countryside beyond. These rooms are served by a well-appointed family bathroom featuring a bath, separate shower, WC, wash basin, and heated towel rail. Practical touches include an airing cupboard and a useful utility cupboard with space and plumbing for washing and drying machines.

#### OUTSIDE

Steps rise gracefully from The Level through tiered front gardens, thoughtfully planted with an abundance of mature shrubs that provide a spectacular display of colour throughout the seasons while ensuring complete privacy. The front of the property features a perfectly positioned decked terrace that takes full advantage of those stunning River Dart views – an idyllic setting for alfresco dining and entertaining guests against the backdrop of Devon's natural beauty. Practical outdoor living is well catered for with a useful shed positioned to the side of the property, providing excellent storage for gardening equipment and outdoor essentials. A particular highlight is the elevated decked terrace, accessible either from the first-floor landing or via steps from the side of the property. This additional entertaining space offers a more private retreat, perfect for quiet contemplation or intimate gatherings. Beyond the terraced areas lies a delightful level lawn, beautifully framed by mature trees and established shrubs, creating a peaceful garden sanctuary that complements the property's riverside setting.

#### TENURE

Freehold.

#### SERVICES

Mains electricity, water and drainage. LPG fired central heating.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

Proceed out of Dartmouth towards Totnes. After approximately 4 miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. On entering the village, turn right into The Level and proceed along the road where you will find the property on the right hand side.

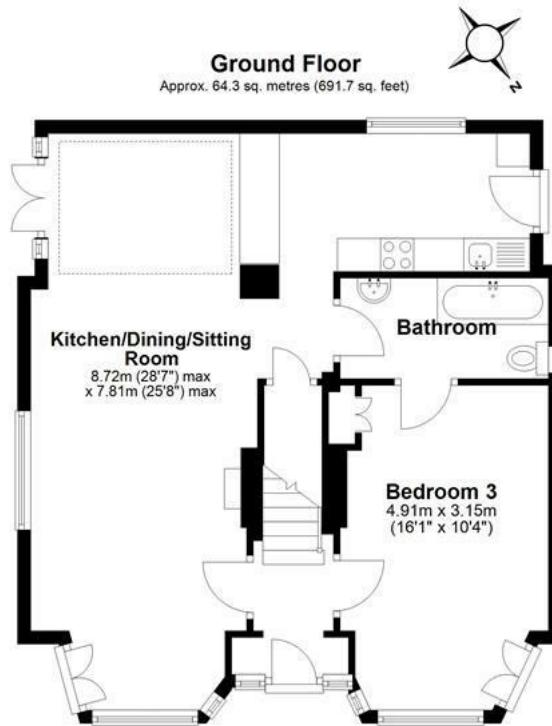
Dartmouth 6 miles Totnes 8 miles Exeter  
40 miles

**A beautiful, 3 bedroom detached home offering spectacular River Dart views, with a stunning open-plan living space, double-height glass-roofed dining area and beautifully landscaped tiered gardens.**

- No onward chain
- Stunning river views
- Sought-after location
- 3 bedrooms
- Front and rear gardens
- Short walk to the river
- Freehold
- EPC F / Council tax F

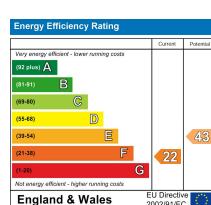
**Guide Price £875,000**





Total area: approx. 111.8 sq. metres (1203.7 sq. feet)

**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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