



Ivy Cottage
Ivy Lane, Dartmouth, Devon

A charming end terrace one bedroom property with courtyard garden, located in the heart of the coastal town of Dartmouth

An attractive double-fronted cottage, offering almost 500 sq ft of light-filled flexible accommodation arranged over two floors. Ivy Cottage is one of the few properties in Dartmouth to boast a private courtyard garden. Located in a tucked-away position, the cottage is moments from the harbour and the River Dart and near to town centre amenities.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



LOG STORE



COURTYARD GARDEN



FREEHOLD



COASTAL TOWN



462 SQ FT



**GUIDE PRICE
£250,000**



The property

Ivy Cottage features elegant neutral décor throughout and sensitively combines modern amenities with period features including large sash windows that provide a wealth of natural light. The cottage is configured to provide an easily maintainable living and entertaining environment, making it ideal for use as a holiday home or holiday let or as a primary residence.

The accommodation flows from a welcoming entrance hall with built-in seating, through to the part-vaulted dual aspect kitchen which has exposed wooden flooring and is fitted with a range of country-style cream wall and base units, complementary wooden work surfaces, wood-lined splashbacks and modern integrated appliances. The kitchen also benefits from bespoke shelving, built-in seating, storage, space for a small dining table and a door to the courtyard. Also on the ground floor is a contemporary shower room.

Stairs rise from the entrance hall to a small first floor landing, giving access to a spacious 15 ft sitting room with a vaulted ceiling with an exposed limewashed A-frame beam and a whitewashed exposed brick fireplace with woodburning stove. The accommodation is completed by a principal double bedroom with a whitewashed exposed brick fireplace and useful fitted storage.

Outside

Ivy Cottage benefits from a courtyard garden which is a hard-to-find treasure in Dartmouth. Tucked away in a peaceful position the garden is a truly magical spot providing excellent space for relaxing and al fresco dining. There is a well-stocked raised shrub bed with a specimen olive tree and a useful log store. The cottage is accessed via a secure pedestrian gate while parking facilities are offered at nearby Market Square.



Location

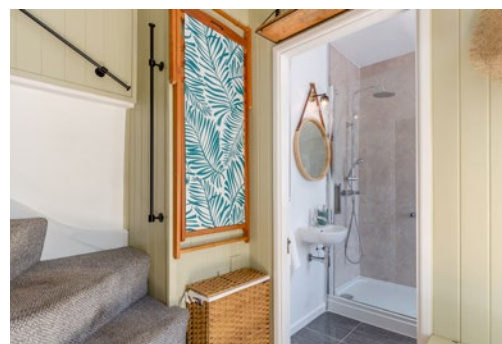
Dartmouth is a highly desirable town, set on the western bank of the River Dart estuary in the beautiful South Devon National Landscape. The town offers a wide range of amenities, including two supermarkets, a leisure centre, boutique shopping and a variety of restaurants, cafés and bars, as well as primary and secondary schooling. Dartmouth also hosts a range of annual events including a Royal Regatta with boat races, markets and fun fairs together with beer, music and food festivals. The picturesque town is an ideal setting for sailing and water sports, lying on the River Dart, close to the estuary and the south Devon coastline, while there are plenty of other leisure activities, including coastal walking and several good golf courses nearby. The towns ferry service offers crossings to Kingswear, with easy onward travel towards Brixham, Paignton and Torquay, while Totnes is around 11 miles away with a mainline railway station offering direct services to London Paddington. Within 15 miles, the A38 provides routes towards Exeter and Plymouth.

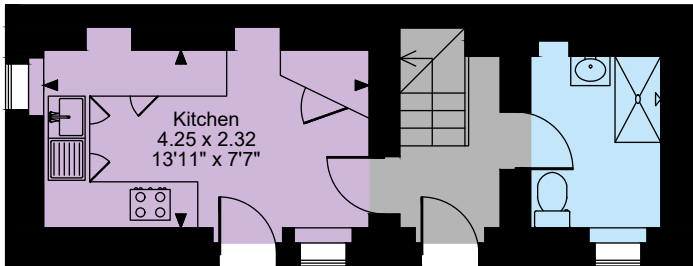
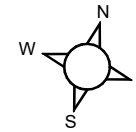
Distances

- Totnes 11.5 miles
- Totnes mainline station 12.2 miles
- Kingsbridge 13.5 miles
- Newton Abbot 21 miles

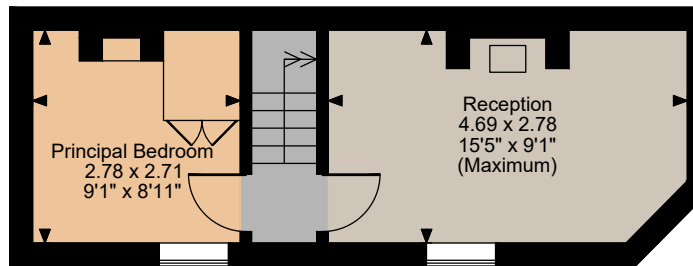
Key Locations

- Royal Avenue Gardens
- Dartmouth Castle
- Dartmouth Steam Railway & River Boats
- Greenway House (National Trust)
- Slapton Ley Nature Reserve
- Blackpool Sands
- Sugary Cove





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653761/DBN



Floorplans

House internal area 462 sq ft (43 sq m)
For identification purposes only.

Directions

TQ6 9QQ

what3words: ///files.wrenching.laminated - brings you to the property

General

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band B

EPC Rating: D

Right to Way: The neighbouring property has a right of way through the courtyard. Further information is available from the vendors' agent.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

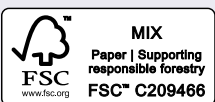
Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

