

# Fern Cottage Dittisham



**Strutt  
& Parker**

Land and property. Since 1885.

A charming Grade II listed three-bedroom cottage with a detached annexe, surrounded by beautiful gardens and set in a highly sought after position with far reaching views over the River Dart.

Tucked away in the heart of Dittisham, this enchanting, thatched cottage enjoys an elevated position with exceptional views across the River Dart. Surrounded by beautifully landscaped gardens bursting with colour and charm, the property also benefits from a detached one-bedroom annexe and a double garage. Combining timeless cottage appeal with an idyllic setting, the property offers a rare opportunity to enjoy peaceful riverside living in one of the South Hams' most sought-after locations.

**The property**

The ground floor offers a spacious sitting room featuring exposed beams and an impressive inglenook fireplace with a wood-burning stove. Adjoining the sitting room is a dining room with French doors opening onto a terrace, creating an ideal space for al fresco dining. The kitchen is fitted with bespoke wooden units, complemented by granite worktops and modern integrated appliances. A detached utility room provides additional space for appliances and storage, while a ground floor shower room completes the accommodation on this level. Upstairs, there are three well-presented bedrooms, one of which benefits from an en suite with Jack and Jill access. All of the bedrooms are positioned to take full advantage of the exceptional views.

**Outside**

The paved front garden provides an excellent entertaining area with stunning views across the River Dart and towards Galmpton. The beautiful terraced lawned gardens are filled with mature plants and flowers, fruit trees and numerous peaceful seating areas. Steps lead up to the timber framed one-bedroom annexe that includes a shower room with large patio doors providing beautiful river views.



The annexe also has its own patio area complete with a hot tub, taking full advantage of the incredible views. The property benefits from a studio in the garden as well as a double garage with timber sliding doors, power and lighting as well as parking space to the front.

**Location**

Dittisham is a quintessential Devon fishing village in the South Devon National Landscape with a good range of day-to-day amenities including a village store with Post Office, church, café and two public houses. The village is an ideal setting for sailing, lying on the River Dart and close to the south Devon coastline, while there are plenty of other leisure activities available, including coastal walking, the Dart Valley steam train and several good golf courses nearby. The village is a short ferry ride up-river from the coastal town of Dartmouth which offers a wider range of facilities including supermarkets, a leisure centre, high street shops and a variety of restaurants, cafés and bars, as well as state primary and secondary schooling. Dartmouth also offers a wide range of annual events including a Royal Regatta. The popular market town of Totnes is also close by and offers a mainline train station with excellent connections to Exeter with onward services to London. The A38 Devon Expressway offers direct links to Plymouth, Exeter, the M5 and beyond. The area offers a good range of state schooling including Galmpton C of E Primary School, Churston Ferrers Grammar School Academy together with a good selection of independent schooling including Totnes Progressive, Park and St. Christopher's. Postcode region: TQ6

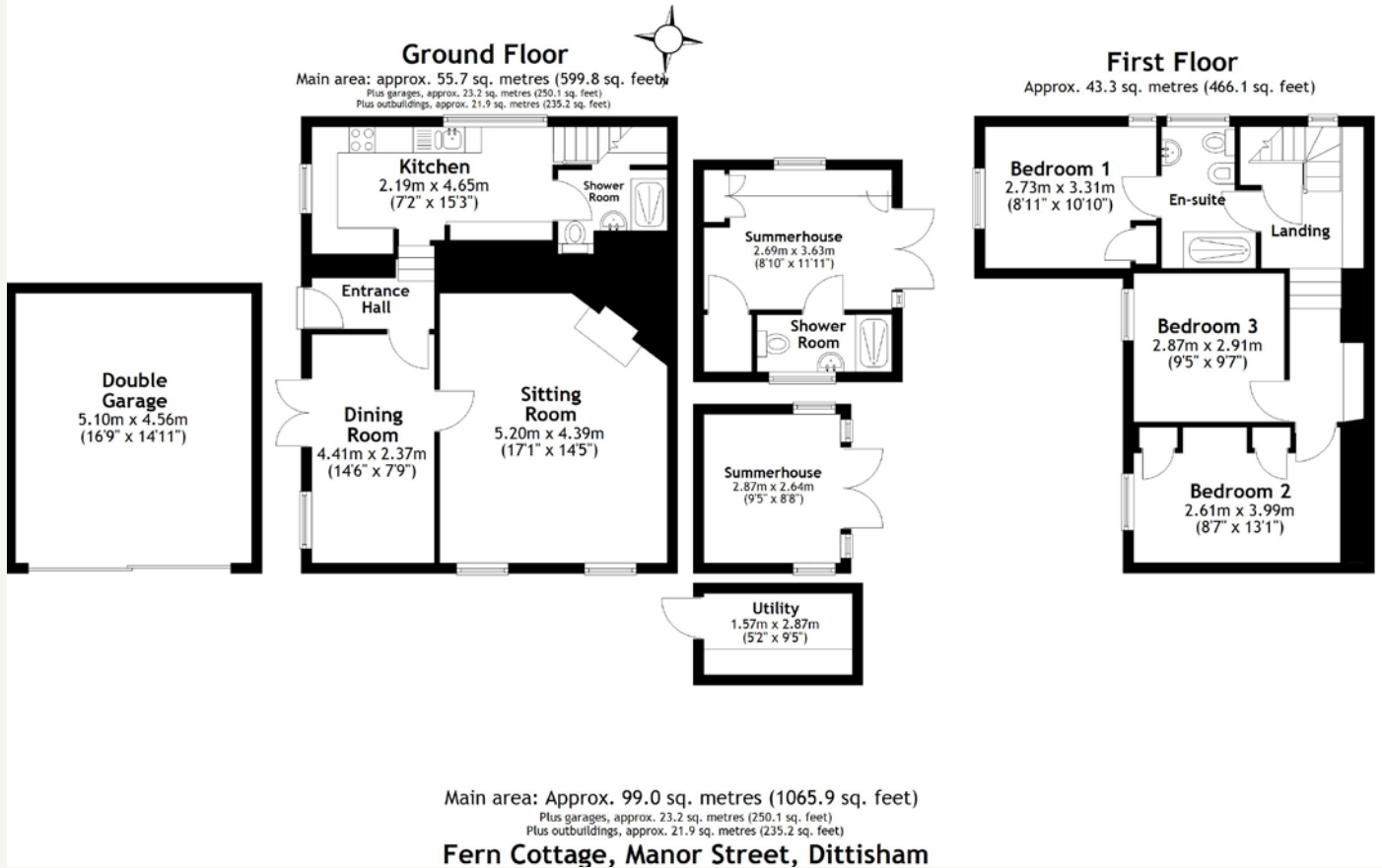
**General**

Local Authority: South Hams District Council  
 Services: Mains electricity, water and drainage. Oil-fired central heating.  
 Council Tax: Band G  
 EPC Rating: TBC  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
 Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**1,065 sq ft (99 sq m)**  
**Two reception rooms | Three bedrooms | Two bathrooms | One-bedroom annexe | Summerhouse**  
**Double garage | Beautiful gardens**  
**River views | Freehold | Village**

**Guide price £1,250,000**





## Strutt & Parker Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631 | [exeter@struttandparker.com](mailto:exeter@struttandparker.com)



@struttandparker [struttandparker.com](http://struttandparker.com)

**Strutt & Parker**

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.