



BOZOMZEAL MANOR

• Dittisham •



COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES



A Hidden Jewel



Proudly unique, the impressive Grade II listed Bozomzeal Manor attests to its medieval past, renovated to meet the needs of 21st century living whilst respecting its rich history. Lying close to the picturesque riverside settlement of Dittisham, you can relax and embrace the peace and serenity.

Enter through the electric gates along the sweeping driveway leading to the property, harmonised within its surroundings and set amidst two acres of tree lined lawns and ornamental shrubbery.

With ample parking for at least six vehicles in the gravelled courtyard, you are invited to discover hidden surprises and reveal the magic of old and new.



A Warm Welcome



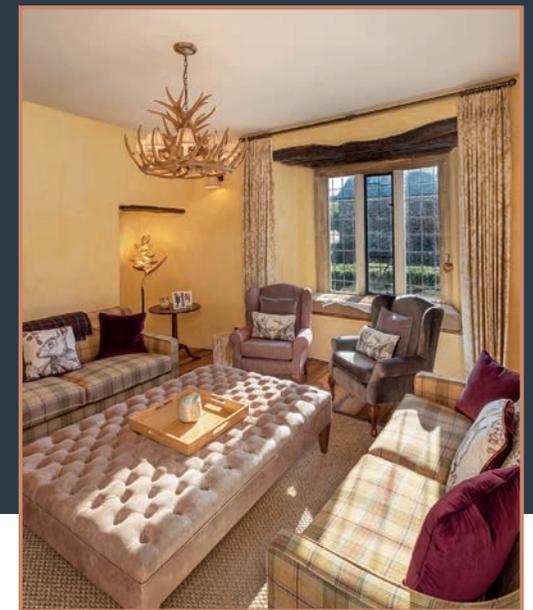
Through the heavy oak front door, tread upon the mellow flagstones of the entrance hall. Calming neutral tones intermingle with light flooding from the landing above the staircase which leads to the first floor.

Turn right under the stairs and slip into the snug, a moniker belying the spacious proportions within. Bathed in gentle light from the deep-set mullioned windows, the space has ample room for a movie night or to hole up on a chilly evening. Comfortable seating faces the warmth of a traditional log burner housed within an original stone fireplace. Wooden flooring enhances the rustic yet elegant design.





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design
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Grace & Character



Retrace your steps through the hallway and take a right turn to reveal the Great Hall, a truly magnificent room with original stone flooring. Take in the gilded chandeliers and the striking oak-beamed fireplace, where logs crackle away for a warm welcome.

The large twin mullioned windows allow endless light to dapple across the hall. Cushioned window seats provide additional seating or pause points to read a good book.

With ample room for a grand piano, this is truly a space to host an occasion. Conveniently dip inside the wine store to refill guests' glasses.

The manor comes into its own at Christmas time, when the twelve-foot tree adorned with sparkle welcomes family and friends.

Flickering candles shelter behind the windows and strings of festive lights provide a magical glow when returning from winter walks.





Time to Dine

At the far end of the Great Hall step through the archway to the elegant dining room brimming with light from a trio of timber framed windows. Whether a relaxed gathering, lavish dinner party or intimate supper for two, this spacious room caters for all occasions. After dinner slip directly outside to the gravelled courtyard, perfect for informal after dinner drinks around the fire pit.



COASTAL COLLECTION



The Traditional Refined

Returning to the Great Hall, continue by taking a left turn through the stone archway to the inner hall and enter the heart of the home. Stone flagged floors blend seamlessly with the contemporary bespoke cabinets by Mark Wilkinson, topped off with marble counters and a central island. Gather round while preparing delicious meals from the integral Gaggenau appliances, which will assist preparation from start to finish.

A full height American style fridge freezer, two ovens, one with steamer, warming drawers, induction hob, dishwasher, boiling water tap and integral coffee machine make entertaining easy. A traditional electric Aga nestles in the exposed stone fireplace, a continuing motif around the manor. Head out to the garden room, a contemporary addition to the property. Perfect to make the most of the morning sun, bi-fold doors open out onto the patio. A further seating area and delicate olive tree take centre stage.



Sit back and relax to the restful sounds of the moat style water feature and if you are lucky, spy a visiting kingfisher or pied wagtail. Returning to the inner hall, discover the working wing of the home with direct outside access and space to shed muddy boots. Tucked away is a fully equipped pantry and laundry room, with bespoke cabinetry for additional storage space. A Butler sink with a pewter tap hides discretely under a solid oak counter top.

To the left sneak a peek into the bespoke venetian themed cloakroom, a quirky space complete with basin, discrete storage and WC. Stepping through from the laundry room you will find the guest annexe, a perfect space for a teenage den or even a cinema room. Character continues with warm oak flooring and a stone fireplace with wood burner. A staircase leads you up to the mezzanine bedroom with painted beams and views across the gardens. The ground floor ensuite completes this versatile wing.

Your Sanctuary



Returning through the inner hall, take a moment and admire the enchanting spiral staircase, a further testament to the history of the house. An impressive brass lantern guides the way up to the master bedroom. Dramatic curved ceiling beams are set off by a romantic chandelier.

Delicate wall lights set the scene for a wealth of unique features including a stone fireplace with wood burner and a deep velvet window seat. With ample space for a four-poster bed, slumber in luxury and appreciate the twinkling night-time lights of Dartmouth and beyond.





To continue the opulence, pad across the wooden floor into the ensuite bathroom. Slide into the roll top copper bath to soak and escape the world. Light a candle to enhance the relaxed ambience. A heated towel rail and underfloor heating complete the comfort.

The adjacent dressing room is fitted with a multitude of wardrobes with reeded doors and granite handles, providing an elegant space to dress for the occasion.

If a refreshing wake up is in order, an additional en suite shower room is located through the dressing room with a hidden treat – a handmade unit re-crafted from an antique Spanish chest which houses a granite wash basin.



Sweet Dreams



Retrace your steps to the inner hallway where an original wooden staircase guides you up to the walk in loft for storage.

Explore further to the ample bedroom two where buttery yellow walls enhance the natural oak lintel above the window which looks out onto the gardens. A stone fireplace and deep window seat are lit by a traditional chandelier.

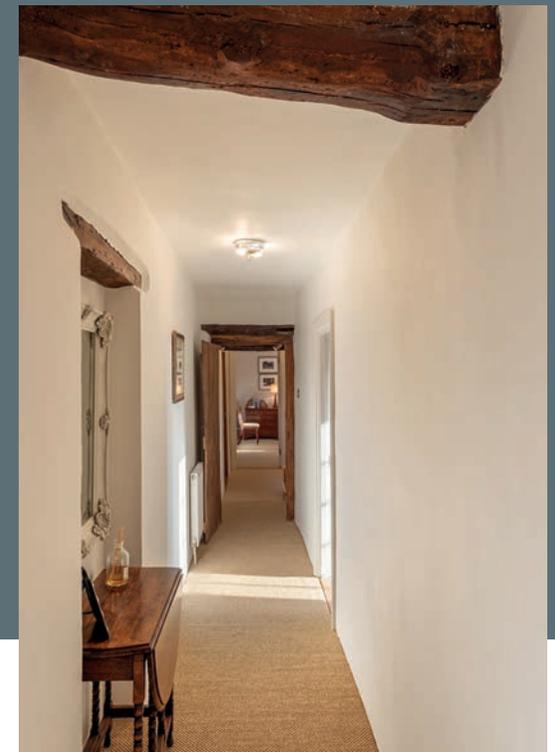
In bedroom three the theme of timber beams and deep window seats continues. Space for a king size bed, natural floor coverings, an exposed stone fireplace and subdued wall lighting all provide a cosy haven with views over the delightful gardens.





Bedroom four, now a home office but also a sizeable double bedroom, affords beautiful views across the grounds. A wonderful bright space with the archetypal features recognised in this property.

The bright family bathroom, also accessed on this floor has a rainfall shower over the bath with ample space for toiletries. A wash basin, heated towel rail and WC are also fitted, whilst a deep wooden windowsill and timber lintel bring character to the room.



More to Explore



The characterful gardens encircling the manor extend to approximately two acres. Camellia, azalea, magnolia and crocus welcome the springtime whilst vibrant Japanese maple, cornus and cyclamen hail the autumn. A large gravelled courtyard is perfect for barbecues in the summer and gatherings around the fire pit for the evening drinks. Numerous seating areas provide space to relax within the grounds and make the most of every vista, the highlight of which is the decked terrace behind the house which makes the most of the evening sun. Take in the views across the valley towards Dartmouth and the world famous Britannia Royal Naval College.

The garage, originally a barn has folding oak doors and plenty of room to store your treasured cars and stash paddleboards or fishing equipment. Accessed separately from the rear is a games room. A large woodstore, separate log store and a further two sizeable sheds help keep the gardens looking pristine.





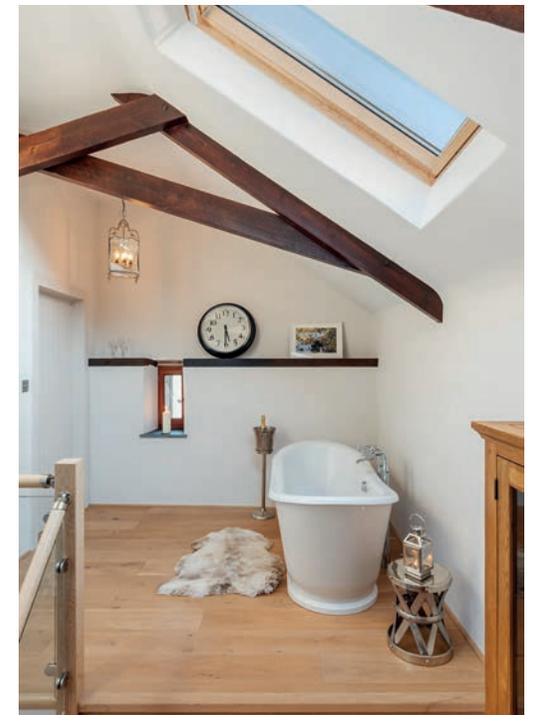
Ultimate Bolthole



Stroll around to the side of the garage to discover a hidden treasure. A solid stone staircase leads up to the original hayloft. Hang up your coat and swap your wellies for slippers in the cosy entrance lobby before heading through to the open plan studio space. A contemporary wood burner provides a Scandi style focal point with flexible space for work, study or stylish accommodation for family and friends. Pale oak flooring throughout adds to the charm, along with a deep free-standing bath. Just add champagne! To complete the facilities there is a separate shower room to be found behind the painted wooden door.



“ Discover a hidden treasure ”

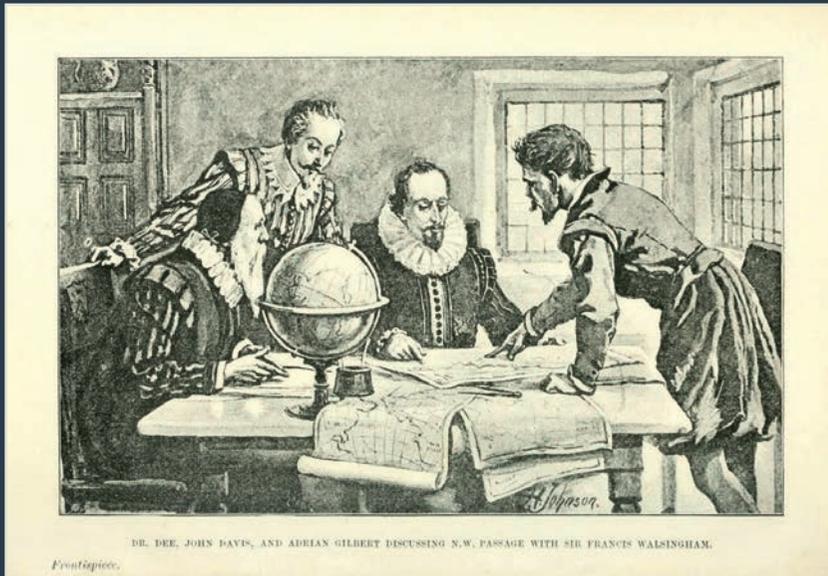


Steeped in History



With previous dwellings standing on the location since the Norman Conquest, Bozomzeal Manor has taken its place in the rich tapestry of the historical past. Once home to Chief Navigator John Davis, who led several voyages on behalf of Queen Elizabeth I, notably the discovery of the strait between Greenland and Canada which bears his name.

The manor was part of an estate owned by descendants of the prominent explorer and politician Sir Walter Raleigh until the second half of last century. An earlier resident of the manor was the eponymous Sir John Bozom, a former Sheriff of Devon and MP of Totnes and Dartmouth.



Chief Navigator John Davis



Sir Walter Raleigh

Out and About



Visit the ever-popular Ferry Boat Inn alongside the river Dart. Grab the coveted window seat and watch the water traffic pass serenely by while enjoying a drink or leisurely lunch. The village shop and pub in Dittisham is within walking distance, well stocked with local artisan produce, along with a post office, the village hub. Dartmouth is within easy reach and provides a comprehensive selection of options including independent delicatessens, butcher, bakers and a renowned fish market, complimented by Sainsburys and Marks and Spencer. For fine dining a generous selection awaits including the elegant Seahorse Bistro, perfect for a special occasion.

Within moments of the front door there is so much on offer for young and old. A walker's paradise, the Dart Valley trail is nearby with its winding coastal paths and stunning beaches. Admire the panoramic vista at the top of Fire Beacon Hill which attests to the area's naval heritage. Take a small ferry boat over the Dart to visit Greenway, the former home of Agatha Christie. The Ham fields and playground by the river is a wonderful space for children and water sport enthusiasts will appreciate the numerous activities on offer including a sailing school.

floor Plan

finer Details

Ground Floor

Approx 273.2sq metres (2940.3 sq feet)



LOCATION

Dittisham 1 mile
 Dartmouth 6 miles
 Totnes 13 miles
 (with main line rail link to London)

(Distances are approximate)

First Floor

Approx 202.1sq metres (2174.9 sq feet)



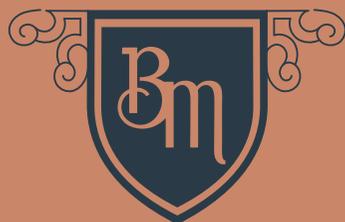
SERVICES

Mains electricity
 Private water
 Private drainage
 Oil fired central heating

Council Tax Band G

Total area

Approx 475.2sq metres (5115.2 sq feet)



BOZOMZEAL MANOR

— Dittisham —



Bozomzeal Manor, Dittisham, Dartmouth TQ6 OJG

DIRECTIONS

From Dartmouth take the A3122 towards Totnes for approximately 4 miles.

At the Sportsman's Arms turn right signposted to Dittisham.

Take the last turning before Dittisham on the right at Bozomzeal Cross and Bozomzeal Manor will be found further along on the left.



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