



Willow Bank,







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Higher Bowden Estate, Bowden, Devon, TQ6 0LH

Dartmouth 4 miles Totnes 10 miles Kingsbridge 12 miles

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A substantial, detached residence situated in an idyllic rural setting surrounded by mature gardens and grounds boasting an exceptional standard of finish throughout.

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- No onward chain
- Stunning open plan living space
- Parking
- Beautiful, mature gardens
- Freehold
- 4 bedrooms (all ensuite)
- Accommodation extending over 3500 sq. ft
- Idyllic rural setting
- Access to communal gardens & tennis court
- EPC D / Council Tax G

Guide Price £895,000

Stags Dartmouth

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## SITUATION

Higher Bowden Estate is a wonderful collection of barn conversions and a former farmhouse set within the beautiful Blackpool Valley in the South Hams countryside. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams.

Nearby is the pretty village of Stoke Fleming which has a strong sense of community offering a primary school, local store with Post Office, church, village hall, playing field with sports facilities, a restaurant and a village pub at its centre.

Wider amenities can be found in Dartmouth which is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College.

Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area.

The A38 Devon expressway is approximately 18 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## DESCRIPTION

Willow Bank is a substantial family home situated in a peaceful rural setting yet within moments of the coast and nearby villages. This beautiful property is built of local stone and sits under a natural slate roof and has recently been converted from the former leisure suite and boasts a high specification of finish throughout. Attention to detail and utilisation of space is a common theme throughout the property. At the heart of the accommodation is a stunning open plan living space with vaulted ceiling and patio doors opening to a decked terrace and the garden beyond. In addition to this space is a versatile gallery and games room/cinema. The property offers four sizeable bedrooms all with ensuite facilities and a most useful utility room. Outside there is designated parking and a private, mature garden which is filled with a wealth of colour. Owners also have access to the beautiful communal grounds and enclosed tennis court.

## ACCOMMODATION

The front door leads to an impressive and welcoming entrance hall with stone effect porcelain tiles and vaulted ceiling. Next to the entrance hall is the stunning open plan living space which is bathed in natural light from two sets of patio doors and nine Velux windows in the vaulted ceiling with exposed beams and timbers. The superb space which extends to 9.1m x 14.2m offers the perfect area for large family gatherings yet is gently divided between the sitting, dining and kitchen areas. The bespoke kitchen features a range of floor and wall mounted units whilst also offering an integrated Neff oven, microwave oven, induction hob, dishwasher, wine cooler and LG American fridge/freezer. The kitchen is loosely separated from the dining area by a large island which creates a breakfast bar with overhead lighting and also provides storage and houses the sink. The living space features a Sonos speak system and air conditioning units whilst in the cooler months a superb RAIS wood burning stove provides a warming focal point and creates a cosy atmosphere. A short set of oak steps lead to a gallery which overlooks the living space and creates a versatile area which can be used as a study, library or additional entertaining space with oak balustrade and glass panelling. Next to the gallery is a cloakroom with WC and wash hand basin. A short set of stairs lead from the kitchen to a most useful storage area and a games room/cinema as well as the utility room which features additional storage units, sink and an LG washing machine and tumble dryer. Accessed from the utility room is a cloakroom with WC and wash hand basin.

Leading from the gallery is the principal bedroom suite which has a dressing area which in turn opens to the wonderful bedroom. The bedroom has a vaulted ceiling with two Velux windows, floor to ceiling windows offering views of the pretty garden and a door leading to a south facing balcony with glass balustrade offering views down the valley and the sea in the distance. The bedroom is well served by a luxurious ensuite bathroom which features a free standing bath, large walk in shower, WC and dual wash hand basins with oak vanity units. Bedroom two is also accessed from the gallery and will comfortably accommodate a double bed and range of storage furniture. Neatly tucked above the ensuite is a set of steps rising to a mezzanine offering additional storage space or children's play area. The ensuite shower room has a large walk in shower, WC and wash hand basin. Bedrooms three and four and very similarly sized and are located on the lower ground floor level. The bedrooms have floor to ceiling windows overlooking the garden and a gentle stream that passes through the estate. Both are served by smartly finished ensuite shower rooms with large walk in showers, WC and wash hand basins.





#### OUTSIDE

The property has two designated parking spaces in addition to a private driveway which leads to a private parking area. Next to the driveway is a large composite decked terrace with glass balustrade which can also be accessed from the patio doors in the open plan living space making this a perfect spot for alfresco dining and entertaining. The terrace also offers a peaceful area to sit and admire the beautiful garden and grounds that surround the property which features a variety of mature trees and shrubs including; magnolia, primrose, camelia, heather, azalea, silver birch and ash trees. A bridge crosses the gentle stream and leads to the communal grounds which includes an enclosed tennis court which in 2015 The Telegraph shortlisted as one the most beautiful tennis courts in England.

#### TENURE

Freehold. Please note the property can be used as a private second home but holiday letting is not permitted. Letting the property on an assured shorthold tenancy for a minimum of 6 months is allowed.

#### SERVICES

Mains electricity and water. Private drainage. Four air source heat pumps with additional electric radiators in some rooms.

#### 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

From Dartmouth proceed out of the town on the A3122. Turn left at 'Bugford Lane End' signposted Bugford, Ash and Hillfield. At the cross roads turn left to Bowden and Ash. Follow the road to the next cross road, carry straight on following the road until you get to Higher Bowden, where Higher Bowden Estate can be found on the right hand side.



Total area: approx. 334.0 sq. metres (3594.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



