



## Cider Press Cottage

Bowden

£300,000

*Freeborns*  
ESTATE AGENTS

A beautifully presented cottage forming part of a development of old farm buildings believed to be around 200 years old. Situated in a beautiful rural hamlet not far from the coastal town of Dartmouth and walking distance to Blackpool Sands The property comes with its own private allocated parking bay and there are also some additional visitor parking bays.



# Cider Press Cottage Bowden, TQ6 0LH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### OPEN PLAN KITCHEN AND LIVING

#### KITCHEN

With a range of base and wall mounted kitchen units, worksurface with inset single drainer stainless steel sink with swan neck mixer tap, inset electric hob with extractor fan above and built-in oven under, space for a dishwasher and a washing machine, exposed beams to ceiling which flow into the living area.

#### LIVING AREA

Double glazed window and French doors to rear aspect, open fireplace with dual fuel wood burner, two electric radiators with heat storage facility, exposed painted beams to ceiling, tiled floor, staircase to first floor accommodation, under stairs storage cupboard.

#### FIRST FLOOR LANDING

Electric radiator with doors to;

#### BEDROOM ONE

A dual aspect room with double glazed window to side and double glazed half French doors to a "Juliette" balcony, electric radiator, door to ensuite shower room

#### ENSUITE SHOWER ROOM

Double glazed frosted window to side aspect, white suite comprising a quadrant shower enclosure, pedestal wash hand basin, low level WC, part tiled walls, chrome heated towel rail, wall mounted fan heater.

#### BEDROOM TWO

Double glazed window to side aspect, electric radiator, recessed wardrobe.

#### MAIN FAMILY BATHROOM

White suite comprising a panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail.

#### GARDEN

Cottage garden with southerly aspects, lawn and a patio enclosed by established shrubs, countryside views.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## COUNCIL TAX BAND

Amount payable approx TBC

## SERVICES

Electricity, water and drainage are connected.

## SERVICE CHARGE

£146 per month paid to Higher Bowden Estate Ltd



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