



Bow Mill, Ashprington, TQ9 7EE

CHRISTOPHER'S
— SOUTH HAMS —

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Sitting peacefully and proudly on the banks of the River Harbourne is this superb example of a converted 18th century Mill yet remains unlisted.

The current owners have lovingly updated and modernised it during their custodianship but retained its enormous period character.

Immediately invited into the impressive, galleried entrance hall, with its full height windows drawing in the surrounding scenery and seamlessly bridging the gap between inside and out.

Downstairs you are treated to a fantastic master suite with pristine bathroom attached. There is also an adjacent study/5th bedroom lending itself to a multitude of possibilities for multi-generational living.

On the other side of the hallway is the stunning open-plan kitchen/dining room that sociably flows circuitously into the sitting room and into the tucked away snug beyond.

Both the sitting and dining rooms boast doors onto the gardens and bring a fantastic natural light to this part of the mill.

Upstairs, there are 2 double bedrooms and 1 single bedroom each with a wealth of built-in wardrobes and enjoying glorious views across the surrounding river, meadows and countryside towards nearby Tuckenhay.

A luxurious family bathroom with separate shower completes the upstairs accommodation.

Outside, a wooden 5-bar gate welcomes you into the gravelled car parking area with ample space that runs alongside the large, detached garage and workshop.

Immersed in its own neat lawned grounds and shielded by established hedging and mature trees, Bow Mill showcases a high level of privacy and with the babble of the river rippling past, your senses are seduced in this secluded, very pretty setting.

Key Features

Detached Converted Mill (not listed)
5 Bedrooms
2 Bathrooms
Ground Floor Accommodation
Riverside & Village Location
Detached Garage with Electric Doors (Light & Power)
Attached Workshop
Gardens & Views

Situation & Amenities

With a rich history dating back to entries in the Domesday Book, Ashprington is a delightful hamlet with a very strong community and voluntary focus including municipal orchard, composting facility, children's play area with adult exercise equipment, first-aiders and a village hall hosting regular activities, exercise classes and social events. The tall slender tower of St. David's parish 13th century church sets the backdrop for much of Ashprington and whilst generations have climbed its hill to worship, there are many more beautiful walking routes and cycle paths from the village that can take you alongside the River Dart or through a network of footpaths and country lanes as well; Harbourne River even offers some water sports at nearby Tuckenhay. A popular 18th century pub serving home cooked food and local ales sits at the heart of the village and is a welcoming place to spend time with friends and neighbours after enjoying all that this hamlet has to offer. Totnes is approximately 3 miles away and is a wonderful illustration of a 12th century market town. Today, it has gained a reputation as a centre for learning, arts, alternative lifestyles and culture as well as providing higher education and more comprehensive shopping, worship, leisure, sport and medical facilities.

Services: Mains Electricity. LPG Gas.
Mains Water. Private Drainage.

Tenure: Freehold.

Broadband Type: <https://www.openreach.com/fibre-broadband>

Broadband Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority

South Hams District Council,
Follaton House, Totnes, TQ9 5NE

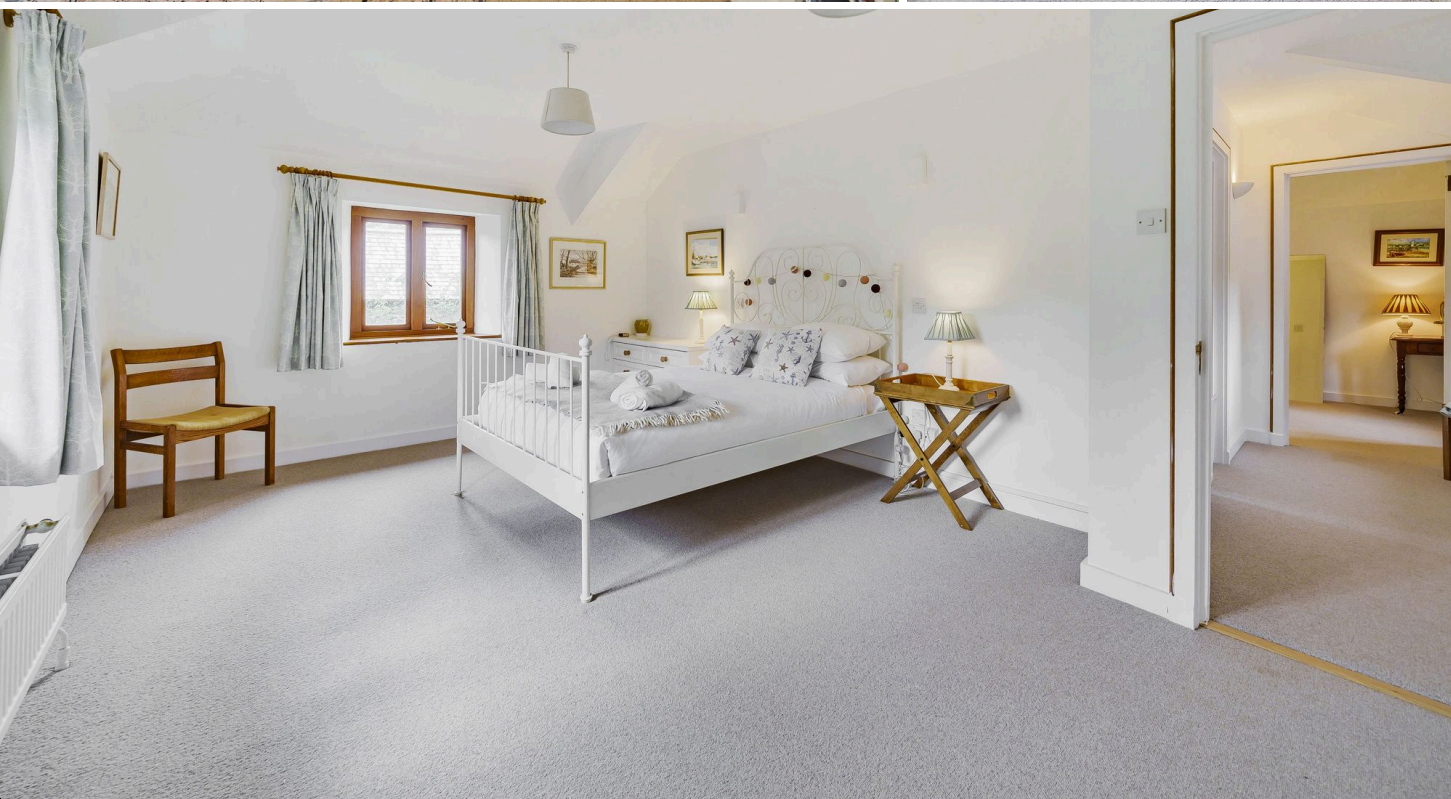
COUNCIL TAX BAND: G

Viewings

Strictly by appointment through
Christopher's South Hams
01752 746 550









Ashprington, Totnes, TQ9

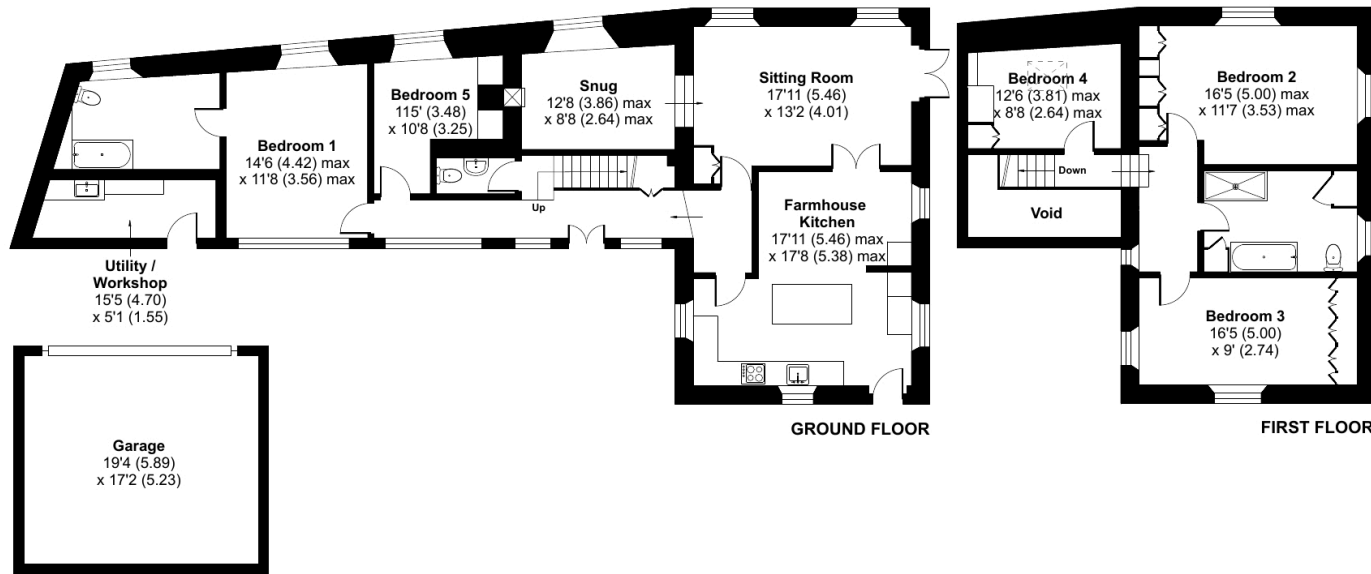
Approximate Area = 1901 sq ft / 176.6 sq m (excludes void)

Garage = 332 sq ft / 30.8 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 2303 sq ft / 213.9 sq m

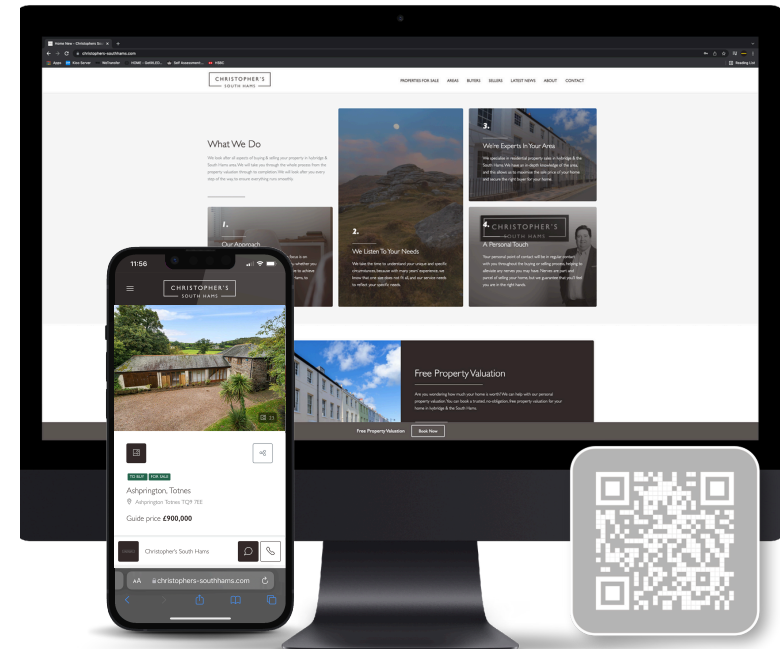
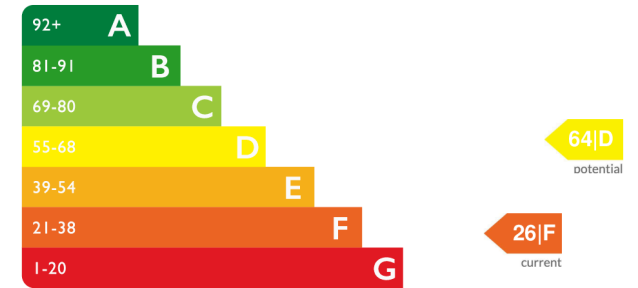
For identification only - Not to scale



(NOT SHOWN IN ACTUAL POSITION)

 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Christopher's South Hams Ltd. REF: 1196461

Energy Efficiency Rating



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CHRISTOPHER'S
SOUTH HAMS

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