



1 Bowden Farm, Church Hill

Egguckland, Plymouth, PL6 5RB

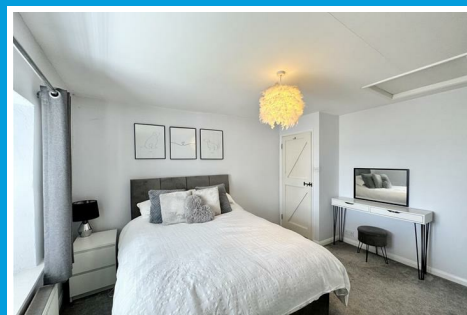
Guide Price £600,000



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BOWDEN FARM, CHURCH HILL, EGGBUCKLAND, PL6 5RB

GUIDE PRICE £600,000 - £650,000

APPROXIMATE GROSS AREA

Total gross internal area including garage = 213.9 sq m / 2303 sq ft

SUMMARY

A spacious well presented detached home comprising the original Bowden Farm which has been extensively upgraded, improved & refurbished. A characterful & unique home which is Grade II listed. The accommodation comprises a spacious lounge with wood burning stove, generous-sized dining room, conservatory, large modern fitted integrated kitchen, useful utility room & downstairs wc. There are 4 double bedrooms, master with en-suite shower room & a well appointed family bathroom/wc. There is a private drive, double garage, additional parking for 3 vehicles & delightful low maintenance wrap around gardens comprising composite deck, lawn & patios. The garden is southerly-facing, ideal for alfresco entertaining.

LOCATION

Found in this prime, popular, established residential area of Eggbuckland, together with close by Crownhill provide for a good variety of local services & amenities. The position is convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

An interesting & spacious well presented home comprising the original Bowden Farm having old origins thought to date back to the 1800s. The property extensively, upgraded, improved & refurbished by the previous owners & the current owners & have carried on with upgrading works since 2021. The property providing a characterful period built detached home, together with delightful landscaped southerly facing gardens & excellent parking facilities.

The property itself having a generous-sized dining room with feature fireplace, a large dual aspect lounge with window to the front, French doors to the rear garden & fireplace with wood burning stove, the Flue swept every year. The spacious conservatory set overlooking the rear garden with a feature of an old pump, servicing an old well (although not working at present). A spacious kitchen/breakfast room including new work surfaces & various integrated appliances including a 2 month old Blomberg double oven/grill, 4 ring gas hob with extractor over, an annually serviced AGA, providing cooking with 2 ovens, steaming & boiling plates & heating the room. Off this, a spacious utility room with new Belfast style sink, spaces for white goods including washing machine, tumble dryer, fridge & freezer. From here into a useful downstairs cloakroom/wc. From the large central dining room a staircase rises to the first floor. Useful under-stair storage cupboard.

At first floor level a landing giving access to 4 bedrooms. The large master bedroom with built-in wardrobes & en-suite shower room which is well appointed with modern fittings including shower, wc, & wash hand basin. A generous-sized second bedroom with wardrobe now converted to provide a home office with light point, work surface, internet connection etc. Two further good-sized double bedrooms & a well appointed modern family bathroom with bath, wc & wash hand basin. A corner airing cupboard.

The property is approached via a wide entrance with 5 bar gate opening into a private drive owned by this property. This gives access to the generous-sized double garage, which has a remote controlled up & over door to the front, independent alarm system, boarded loft for storage & water supply within. A space for parking 2 vehicles in front of the garage & an additional parking space on the opposite side. A delightful landscaped low maintenance wrap around gardens comprising composite decking incorporating lighting, lawned gardens & well stocked with a perfusion of interesting specimen bushes, shrubs & plants. The garden ideal for alfresco entertaining & enjoying day long sunshine with a southerly aspect.

The property is Grade II listed. Please note that the property behind has a right of way over the drive.

GROUND FLOOR

DINING ROOM

18'3" x 15'6" maximum (5.56m x 4.72m maximum)

LOUNGE

25'1" x 12'5" maximum (7.65m x 3.78m maximum)

KITCHEN

17' x 15'3" maximum (5.18m x 4.65m maximum)

UTILITY ROOM

17'10" x 8'4" maximum (5.44m x 2.54m maximum)

WC

4'8" x 3'7" (1.42m x 1.09m)

CONSERVATORY

17'3" x 9'6" maximum (5.26m x 2.90m maximum)

FIRST FLOOR

LANDING

MASTER BEDROOM

16'4" x 12'5" maximum (4.98m x 3.78m maximum)

EN-SUITE SHOWER ROOM

8'3" x 3'9" (2.51m x 1.14m)

BEDROOM TWO

13'4" x 8'6" (4.06m x 2.59m)

BEDROOM THREE

13'1" x 12'9" maximum (3.99m x 3.89m maximum)

BEDROOM FOUR

11'6" x 10'8" maximum (3.51m x 3.25m maximum)

FAMILY BATHROOM

10' x 5'7" (3.05m x 1.70m)

EXTERNALLY

OFF-STREET PARKING FOR 3 VEHICLES

DOUBLE GARAGE

19' long x 17' wide (5.79m long x 5.18m wide)

DELIGHTFUL MATURE WRAP AROUND GARDENS

To the west, south & east sides.

WOOD STORE

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



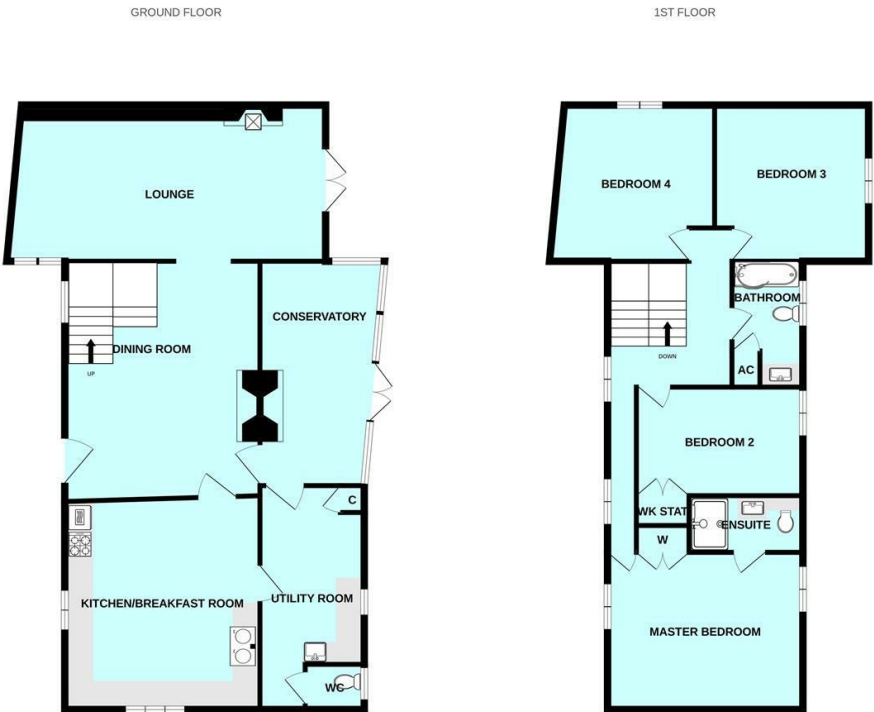
Hybrid Map



Terrain Map



Floor Plan

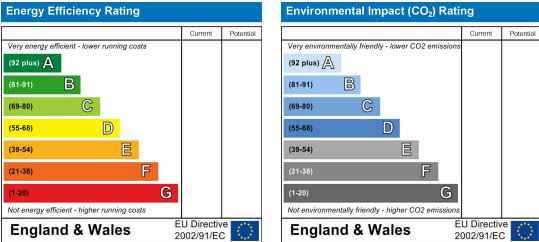


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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