



3, Bow Bridge House Cottages

3, Bow Bridge House Cottages, Bow, Nr Ashprington, Totnes, TQ9 7EE



Totnes 4 miles, Dartmouth 8 miles, Exeter 32 miles

Charming one-bedroom cottage with private garden in sought-after Ashprington village

- No onward chain
- Charming one-bedroom cottage
- Enclosed garden with patio area
- Open-plan kitchen and living space
- Modern kitchen with built-in appliances
- Oak flooring throughout ground floor
- Spacious bedroom with vaulted ceiling
- Close to Totnes and River Dart
- Freehold
- Council tax band A

Guide Price £280,000

SITUATION

Bow is a delightful hamlet between the charming villages of Ashprington & Tuckenhay which sits by the river Harbourne as it leads to the River Dart. Tuckenhay enjoys two public houses, The Maltsters Arms and The Watermans Arms, and frontage onto Bow Creek. The village of Ashprington is approximately $\frac{3}{4}$ of a mile, boasting a strong community centred around a superb 15th Century church and an excellent inn, The Durant Arms.

The historic Elizabethan town of Totnes is approximately 3 miles away and is a bustling and thriving market town that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. There is a main line railway station in Totnes that allows access to London in a little over 3 hours.

DESCRIPTION

3 Bow Bridge House Cottages offers an exceptional opportunity to acquire a delightful one-bedroom property in the picturesque hamlet of Bow near Totnes. This charming cottage features a blend of rustic character and modern comforts, making it an ideal home or a highly desirable rental. With its idyllic location, stunning countryside views, and proximity to the River Dart, this property provides the perfect retreat for those seeking tranquility and natural beauty.

ACCOMMODATION

As you enter the cottage through the front door, you step into the open-plan kitchen, dining, and sitting room. This inviting space is enhanced by dual-aspect casement windows that flood the room with natural light, offering views of both the front and rear of the property. The kitchen is fitted with modern appliances, including a built-in oven, grill, and four-ring hob, complemented by granite effect work surfaces and a stylish breakfast bar. Oak flooring extends throughout the ground floor, adding warmth and character.

A staircase leads to the first floor, where you will find the spacious bedroom, featuring a partially vaulted ceiling and a casement window that frames charming front aspect views.

Adjacent to the bedroom is the contemporary bathroom, complete with a bath, electric shower, vanity unit with a wash hand basin, and a heated towel rail. The layout ensures a comfortable and functional living space that maximizes the cottage's quaint appeal.

OUTSIDE

The front of the property features a lovely enclosed garden with a patio area, perfect for alfresco dining and enjoying the peaceful surroundings. There is ample space for planters and garden furniture, enhancing the cottage's outdoor living appeal.

Additionally, there are two allocated parking spaces and the property includes a south facing allotment of some 0.25 acre providing further opportunities for gardening and connecting with nature. The well-maintained communal courtyard adds to the charm and community feel of Bow Bridge House Cottages, making it an attractive choice for a permanent residence or a holiday home.

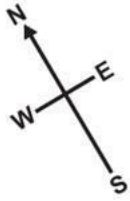
SERVICES

Mains electricity and water. Private shared septic tank. Heating by way of electric wall heaters and log burner.

DIRECTIONS

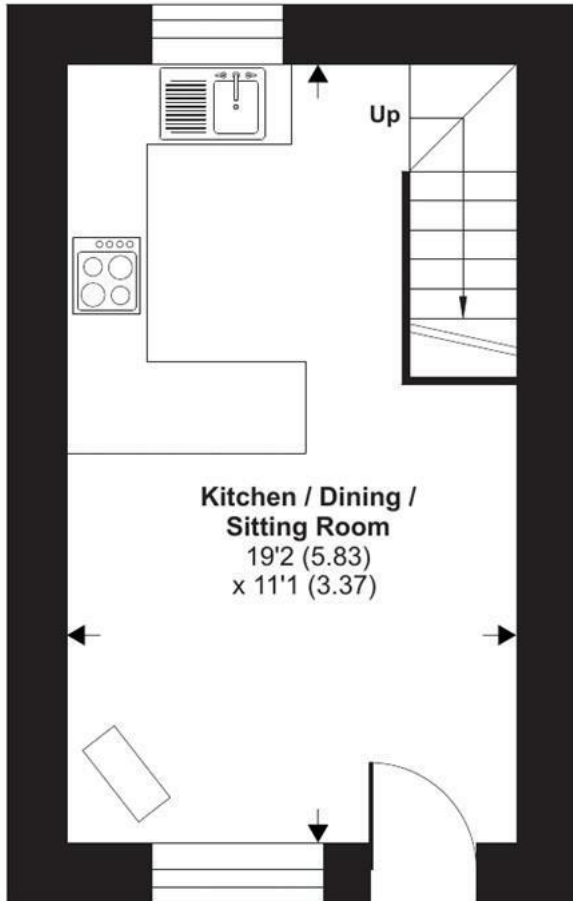
From the Totnes head along Station Road towards Dartington. At the first set of traffic lights, turn left for Dartmouth and Kingsbridge. Continue through the next lights and up the Western by-pass. After passing the toll house on the left, take the next left for Ashprington and Tuckenhay. Continue through Bowden Pillars, to Ashprington where you turn right at the memorial cross and then follow road downhill. At the T junction turn right then immediately left. The rear of the cottages will be on the left, turn left through the stone gates into the parking area. Proceed through the wooden gates into the courtyard where Cottage 3 is on the left.



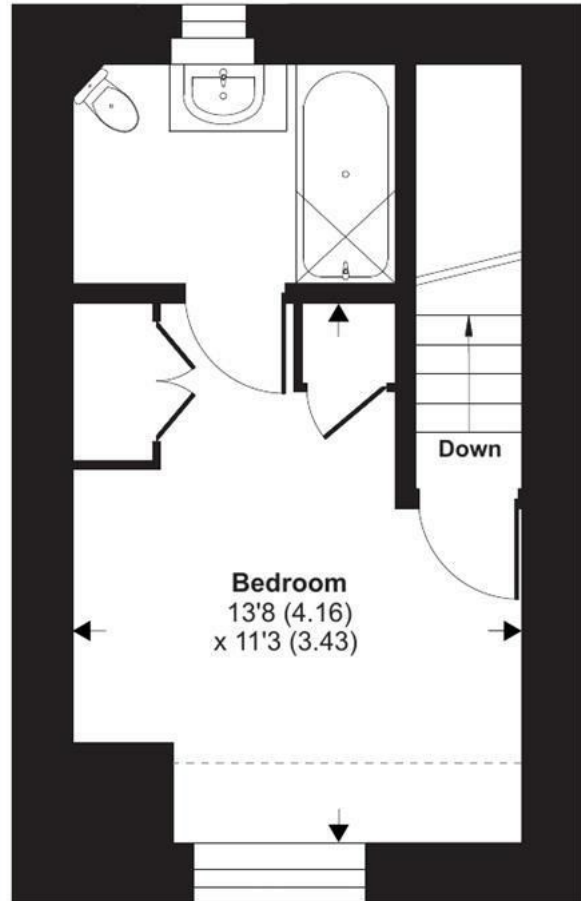


Denotes restricted head height

Approximate Area = 404 sq ft / 37.5 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Total = 426 sq ft / 39.5 sq m
 For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1131306

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		95
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk