



Higher Bowden House











# Higher Bowden House

Totnes, Devon, TQ9 7DU

Totnes 1.4 miles, Ashprington 1.7 miles, Exeter 28 miles

A fantastic country house in a rural yet readily accessible area on the edge of Totnes and Ashprington

- A substantial country house of 2,925sq ft
- 3 Reception rooms
- 5 Bedrooms, 1 bathroom, 1 shower room
- Detached timber garage
- Council Tax Band G
- Well-landscaped gardens and grounds
- Kitchen and utility rooms
- Study and hobby room
- Off-lying area of land
- Freehold

Guide Price £1,200,000

## Stags Totnes

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SITUATION

Higher Bowden House is located near Ashprington which is a beautifully kept typical Devon "picture postcard" village above the River Dart set in the South Hams countryside. There are two fine mansions, 16th Century church and a delightful village inn/restaurant. Within 1.9 miles lies the historic Elizabethan town of Totnes with its shopping and schooling facilities, together with a Norman castle and River Dart for water sports. There is a railway station at Totnes with a service to London (Paddington) on the Intercity line. The A38 dual carriageway is approximately 7 miles to the north providing access to the cities of Plymouth and Exeter.

Tuckenhay on the bank of Bow Creek is also close by and is renowned for its two bustling pubs; The Malsters Arms and The Watermans, both with extensive restaurant facilities. Bow Creek is owned by the Duchy of Cornwall with Cownley Woods above, being owned by The National Trust. The tidal creek is navigable by small boats for approximately 2 hours either side of high tide. The Port of Dartmouth lies some 6 miles away.

This part of South Devon is an Area of Outstanding Natural Beauty. Dartmoor National Park lies to the north and stunning beaches and coastlines to the south, surrounded by much history and heritage.

DESCRIPTION

This large detached stone-faced and rendered house enjoys fantastic views over the surrounding agricultural countryside, yet is within easy reach of the highly popular town of Totnes. Built in 1896, it was originally the farmhouse for Higher Bowden Farm. The present owners, acting on professional advice from an architect, made substantial improvements in the 1990s, to make it into a family house while retaining its original character. The former barns and stables have been made into three nearby residences.

ACCESS

The house is accessed through a pair of stone pillars that were originally the entrance to Bowden House. There is a drive about 40 m long with hedges on either side, that is common to Higher Bowden House and the three nearby houses. This drive then separates with a fork leading to the three other houses. On the left of the common drive there is a field which belongs to Higher Bowden House and is included in this sale. The drive then continues through two further stone pillars to Higher Bowden House.

ACCOMMODATION

The front door leads through a porch into the main hall. It has a tiled floor and, as well as the stairs, gives access to five rooms: drawing room, sitting room, dining room, ground floor WC, and kitchen. The drawing room is large, with a marble mantelpiece and an open Baxi fire; it opens out onto a rectangular bay with windows overlooking the garden. The sitting room is smaller, with an LPG gas fire. The dining room, originally the dairy for the farm, has comfortable space for 6-8 people.

The kitchen is large, in keeping with its farmhouse origin. There are base and eye-level matching wooden units, a double sink, and an electric off-peak 2-oven AGA. Three large cupboards lead off the kitchen, one of which is used as a larder. A door from the kitchen leads to the tiled back porch. As well as containing the back door to the house this gives access to the utility room and the conservatory. The utility room is wired for an electric cooker, has plumbing for a washing machine and contains an oil-fired boiler which does both central heating and hot water, with the insulated cylinder in this room. The conservatory is of timber construction with a tiled floor and double doors leading out onto a patio.

At the mezzanine level there are an open space, a bathroom, and a study with stairs leading to a hobby room. On the first floor there are 5 double bedrooms, all with built in wardrobes, and a shower room with WC and bidet. The corridor on this floor also contains two built-in airing cupboards.

From the landing there is easy access to an extensive loft much of which is floored. As well as providing additional storage space, this contains a large cold water tank and the necessary pipe work for the hot water provided by a solar panel on the roof.







## GARDEN

A particular feature of the property are the established gardens which become apparent as soon as you approach it along the drive. On the left there is a stone wall with established fig trees and a eucalyptus tree, on the right is a Devon bank and in the middle is a turning circle with magnolias, a mulberry tree and leafy bushes. Pathways on either side of the property lead around to landscaped areas of lawn with raised patios outside the front door and the conservatory. The lower area of lawn is interspersed with herbaceous borders with a central paved area incorporating two garden ponds.

The boundary of the lower area of the garden is a mature beech hedge and above this are a number of mature trees including a weeping willow and a walnut. There are vegetable and fruit gardens to the side with a variety of soft fruit bushes. There are also fruit trees in the field beside the common driveway.

## OUTBUILDINGS

Accessed from the main drive to north west of the house is a detached timber double garage with concrete floor and a power connections. On the lower side of the garage there are a timber greenhouse and a timber garden shed.

In the field on the left as the house is approached along the common driveway there are two wooden storage sheds and also a shed containing the purifying equipment for the water from a borehole that supplies all four houses.

## SERVICES

Together with the other three properties, Higher Bowden House is served by a water supply from a borehole in the field on the left of the common drive. The four properties act as a co-operative for this and share the costs equally between them. The system is serviced annually and the water is tested by South Hams District Council. The aquifer that is the source of the water is of very high quality. There is mains electricity and the telephone connection is by overhead cable. Heating is provided by an oil-fired boiler, a solar water heating panel and also an LPG gas heater in one room. There is a private septic tank for drainage.

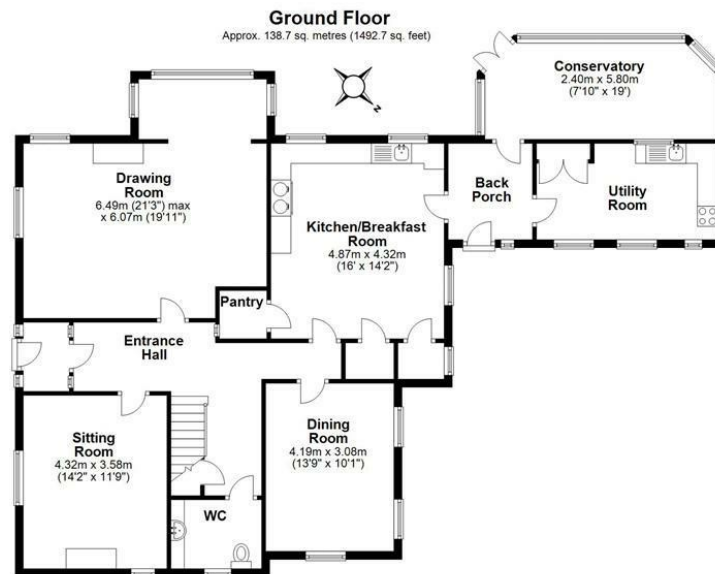
## VIEWING

Strictly by prior appointment with Stags Totnes on 01803 865454.

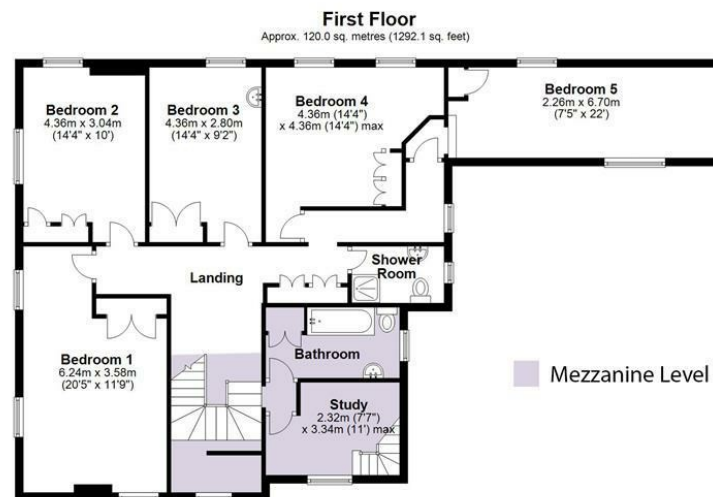
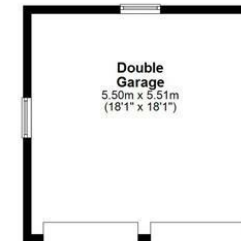
## DIRECTIONS

From Totnes continue towards Ashprington, before the entry into the village at Ashprington Cross turn left opposite the turning to Tuckenhay and continue for just over ¼ mile where the road bends sharply to the right and turn left through the stone pillars and proceed down the shared drive. After 100ft or so, continue on the private drive to Higher Bowden House.

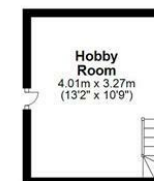




Higher Bowden House, Totnes



**Second Floor**  
Approx. 13.1 sq. metres (141.0 sq. feet)



Total area: approx. 271.8 sq. metres (2925.8 sq. feet)



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

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