



Caddy Bowhay

RENDELLS

Caddy Bowhay

Aish, Stoke Gabriel, Totnes, Devon, TQ9 6PS

A splendid detached 1930's extended family home offering five bedrooms, versatile open plan living with spectacular mature gardens and far reaching views towards the Dart Valley. With potential for ample parking. Set in the delightful hamlet of Aish between Totnes and Stoke Gabriel.

- Three First Floor Bedrooms
- Two Ground Floor Bedrooms
- Open plan sitting/dining room
- Large well stocked leafy gardens
- Potential to extend (subject to any necessary planning consents)
- Vehicular and pedestrian access off the country lane
- Requires some updating

Guide Price £595,000

Plymouth approx. 26.9 miles, Exeter approx. 27.2 miles, Dartmouth (Kingswear) approx. 11.8 miles (via Ferry), Torbay approx. 7.4 miles, Newton Abbot approx. 9.2 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Aish is an attractive and highly desirable hamlet between Totnes and Stoke Gabriel at the head of a creek on the River Dart with a wealth of social and sporting activities for all. This thriving, friendly village has a church, two pubs, a village shop and Post Office, a bistro and a restaurant and is a boatman's paradise with its very popular and active Boating Association. There is also a pre-school and primary school. Totnes, with its numerous shops, restaurants and hostleries, is approximately 4 miles away and has a main line railway station with a service to London Paddington. The fantastic beaches of the South Hams and the stunning scenery of Dartmoor also lie within easy reach of the village. Exeter airport is only 30 miles away and equidistant is Plymouth which has excellent theatre and sailing facilities.

Description

Caddy Bowhay comes fully to the market for the first time in 90 years. Offering a rare opportunity to acquire a detached family home set in this delightful valley between Totnes and Stoke Gabriel. Taking in some fantastic far reaching views.



Offering genuine potential with gated road access with further scope for creation of parking or additional garaging (subject to any necessary planning consents). Enjoy characterful glimpses from the 1930's with open fire and oak surround and mantel, excellent ceiling heights, picture rails. Particular feature being the patio doors opening out onto an elevated terrace, overlooking the gardens and to the Dart Valley beyond.

Accommodation

Double glazed door into the main entrance hall to the formal sitting room with double glazed bay fronted window. Excellent ceiling heights and character glazed tile surround fireplace with oak mantel. A spacious galley style kitchen with a range of undercounter units, sink and drainer. Space for electric cooker. Oil-fired boiler for heating and external door with storm porch to the side. Dining Room with chimney breast and inset disused Parkray system. Built-in cupboards to the side of the chimney breast. Spacious sitting room with glazed patio doors lead onto the superb terrace, making the most of the location. Two ground floor rooms, one currently used as a music room taking in views over the rear gardens and the larger double bedroom with sink and side aspect. Stairs rise to the first floor from the main entrance hall.

First Floor

Halfway landing window allowing plenty of natural light. Family bathroom with built-in shower enclosure, Mira Sprint electric shower, hand wash basin and W.C. Master Bedroom overlooking the rear gardens, built-in airing cupboard housing the water tank. Original exposed fireplace and tiled hearth. Bedroom Two with original fireplace, double glazed bay window. Bedroom Three with front aspect, double glazed window.

Outside Gardens and Grounds

The property has vehicular access via a wooden gate and also pedestrian access off the country lane. Currently grassed over there is plenty of space to create parking. Useful footprint of two wooden sheds. Pathways leads either side of the property with useful brick-built storage shed and door giving access to the kitchen. Outside gardeners W.C and access to the undercroft/under the floor of the extension.

Gardens

With a huge array of specimen planting to the orchard area, magnolia, wildlife pond and plenty of lawn. The site measures 0.4 acres. There is plenty of space to the side of the property with potential for garaging if required (subject to any necessary planning consents). Greenhouse and patio area ideal for alfresco dining taking in far reaching views.

In the orchard area of the garden there are crab apple, pear, greengage, plum, bramley apple, fig and walnut trees.



Tenure

Freehold.

Energy Performance Certificate

Rating E.

Council Tax

Band E.

Services

Mains electricity, mains water. Oil fired boiler. Private drainage septic tank.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

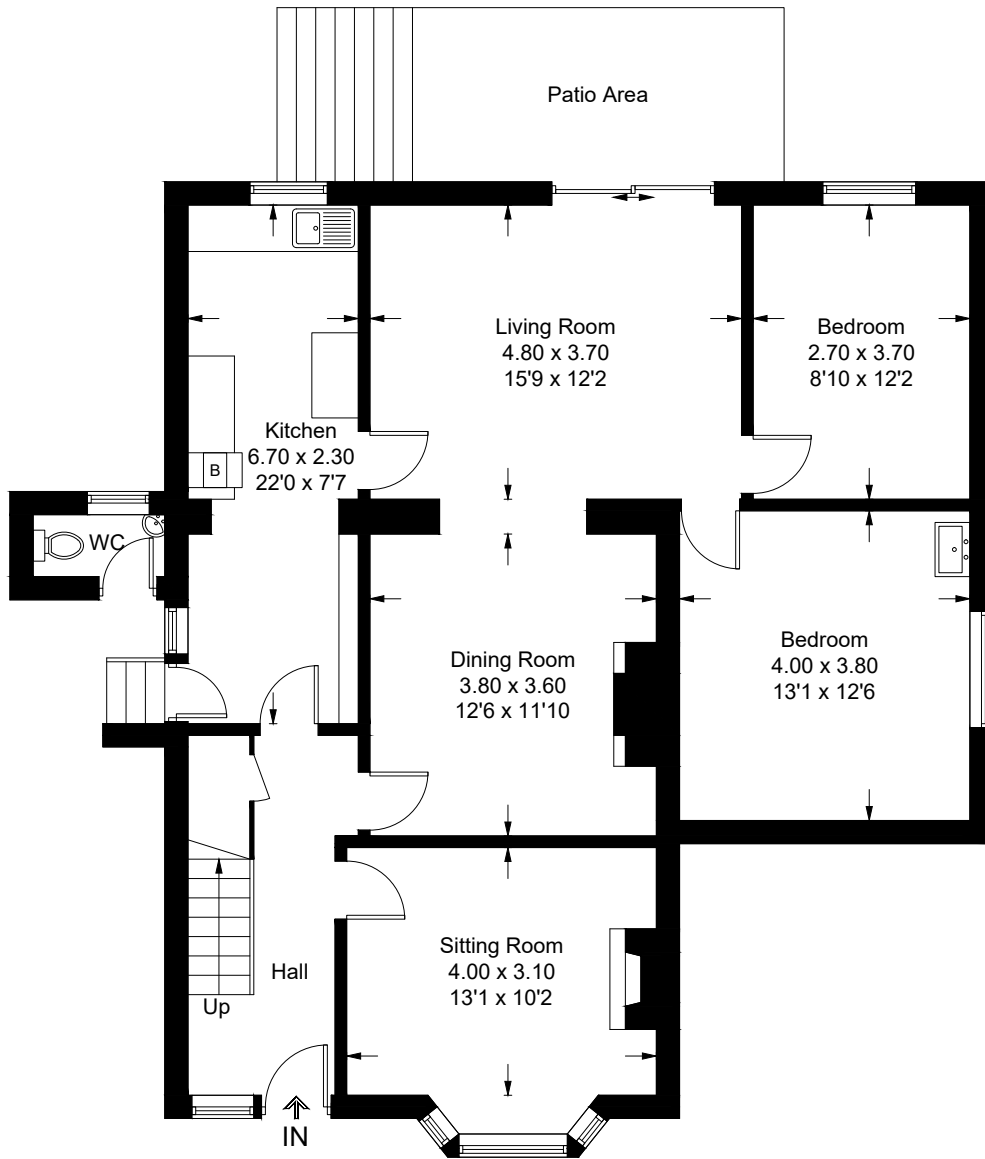
From Totnes proceed Bridgetown Hill heading in the Torbay/Paignton direction. After passing Longcombe Garden Centre, turn right on the bend signed Stoke Gabriel 2 miles. Continue for about 0.82 miles, you will find the property on your right.

What3words ///shin.paintings.limiting

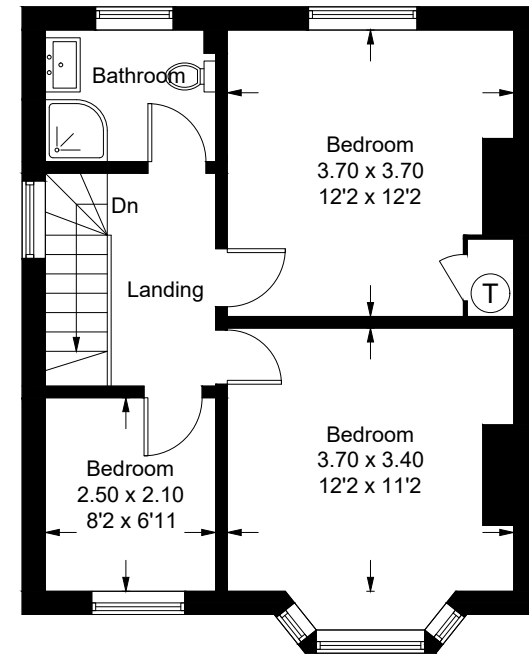


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Approximate Gross Internal Area = 145.5 sq m / 1566 sq ft
(Excluding WC)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
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