

# 19 BOWDEN FARM YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## 19 Bowden Farm | Bowden Hill | Yealmpton | Plymouth | PL8 2JX

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This Grade II listed property was originally part of Bowden Farm, dating to the 19th century. Converted in the mid 1980's it now provides a cosy cottage style property, full of character including exposed beams, ideally suited to either permanent living or occasional use. The privacy afforded by the property is greatly enhanced by the independent access through the spacious garage (with power and light) into the private garden. The very attractive shaker style kitchen/dining room overlooks the garden. Also on the ground floor is a sitting room with door opening onto the very well-stocked cottage garden. On the first floor are two double bedrooms and a study all with very attractive countryside views. The master bedroom has an excellent range of built in wardrobes. Also on the first floor is the luxurious and well-appointed bathroom. The pretty cottage style garden is remarkably private and provides plenty of space for alfresco dining. The central courtyard area of the development includes an attractive and well maintained communal green and pathways and communal parking.

The thriving village of Yealmpton boasts a Post Office, Primary School, general store/off licence, health centre, dentist and more. The popular Rose and Crown public house is only a short walk. Yealmpton is accessible to the A38 (3 miles) for routes beyond Plymouth into Cornwall or towards Exeter heading north. This area of South Devon is popular for its proximity to stunning beaches, sailing waters, the amenities of Plymouth and the open spaces of the Dartmoor National Park which are only seven miles to the north.

### Key Features;

- Grade II listed 2 bedroom converted barn
  - Refurbished to a very high standard
  - A wealth of character features throughout
  - Very attractive, well appointed country style kitchen/dining room
  - Living room with door to the garden
  - Very pretty cottage garden with countryside views
  - Garage
  - Communal parking
  - Walking distance to village amenities
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### Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



# Property Details

<b>Services:</b>	Mains water, electricity, gas and drainage.
<b>EPC Rating:</b>	Current: D - 57, Potential: B - 85, Rating: D
<b>Council Tax:</b>	Band D
<b>Tenure:</b>	Freehold
<b>Authority</b>	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234
<b>Service Charge</b>	Management Company Charges - currently £500 per annum

## Directions

From the centre of Yealmpton head west on the A379 passing The Volunteer on the right, and in a few hundred yards turn right into Bowden Hill almost opposite the entrance to Stray Park and before the zebra crossing. Rise up the hill and Bowden Farm will be found on the left. Number 19 is immediately Infront of you as you drive into Bowden Farm.

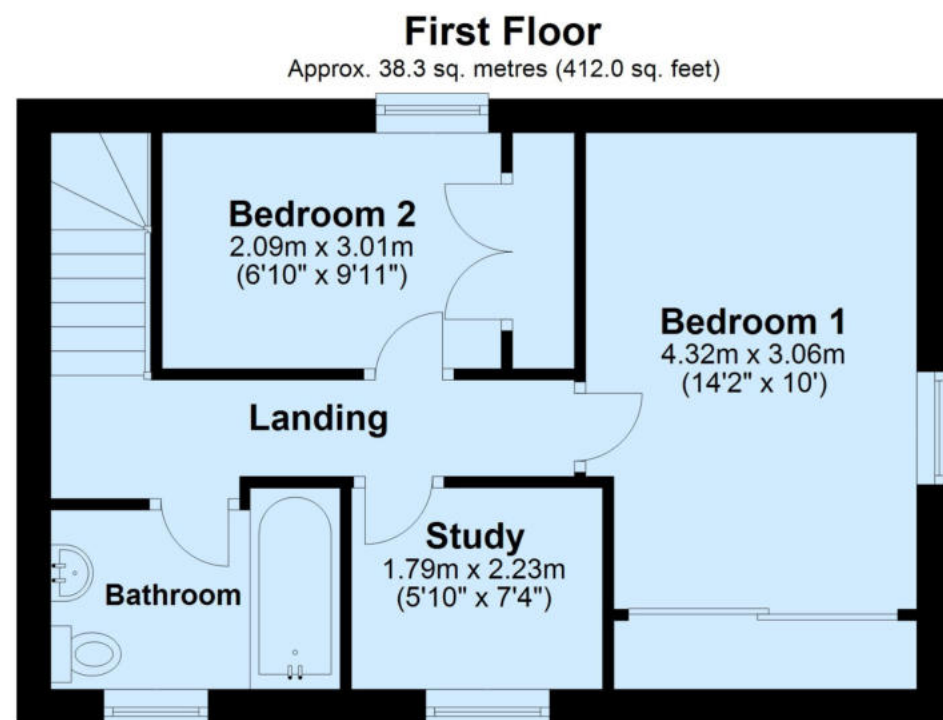
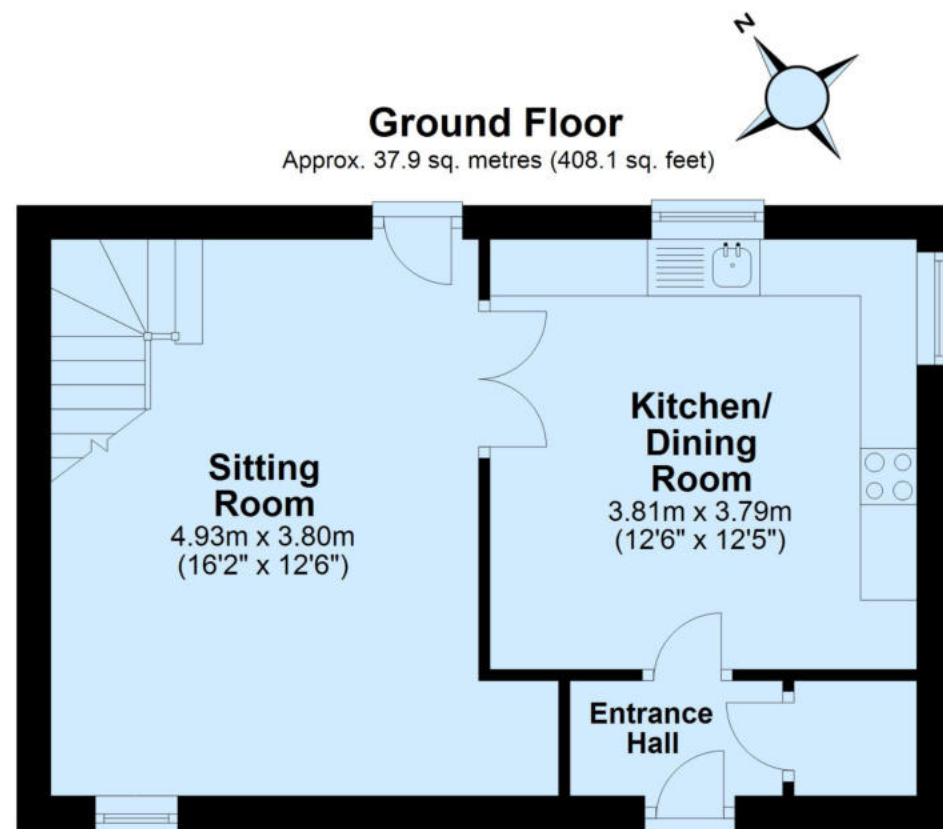
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.





**Total area: approx. 76.2 sq. metres (820.1 sq. feet)**

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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