



MILLARD
COOK

Yeomans Cottage, Bowden Dartmouth, TQ6 0LH

A charming barn conversion situated in a tranquil setting, close to the beach



Yeomen's Cottage is a delightful two double bedroom barn conversion nestled in the desirable hamlet of Bowden, just over a mile from the stunning Blackpool Sands beach. Beautifully located in the South Hams, the property is only 1.4 miles from the village of Stoke Fleming, which offers a range of local amenities including a public house, general store, restaurant, Village Hall and a church. The historic naval town of Dartmouth lies just 4 miles away, providing an excellent selection of shops, restaurants, galleries and essential services, including two supermarkets on its outskirts.

This attractive home presents a superb "turn-key" opportunity, ideal as a full-time residence, second home or holiday let. The property enjoys access to extensive communal gardens and a hardstanding tennis court in addition to its own private and sunny courtyard garden, perfect for al fresco dining. There is also an allocated parking space and additional visitor parking nearby.

Internally, the accommodation is well presented and characterful. The ground floor features a welcoming sitting room with exposed timbers, a striking fireplace and a wood-burning stove creating a cosy atmosphere. Adjacent is a well-appointed kitchen.

Upstairs, the principal bedroom benefits from an en suite shower room complemented by a second double bedroom and a separate guest shower room.

Set in a peaceful rural setting yet within easy reach of the many spectacular beaches of the South Hams, Yemen's Cottage is offered with no onward chain. Most of the furnishings is available by separate negotiation, making this an exceptional and convenient lifestyle purchase.



Accommodation

From the allocated parking space, the front door leads to the hallway. Stair down the living space. The principal bedrooms offer space for a king-size bed with window overlooking the courtyard. There is an en-suite comprising large walk-in shower, hand basin, WC, towel radiator. Cupboard housing hot water tank.

Double bedroom two with a window overlooking the front aspect. Exposed stone walls and timbers.

Tiled shower room comprising walk-in shower, WC, hand basin, towel radiator and access to the loft.



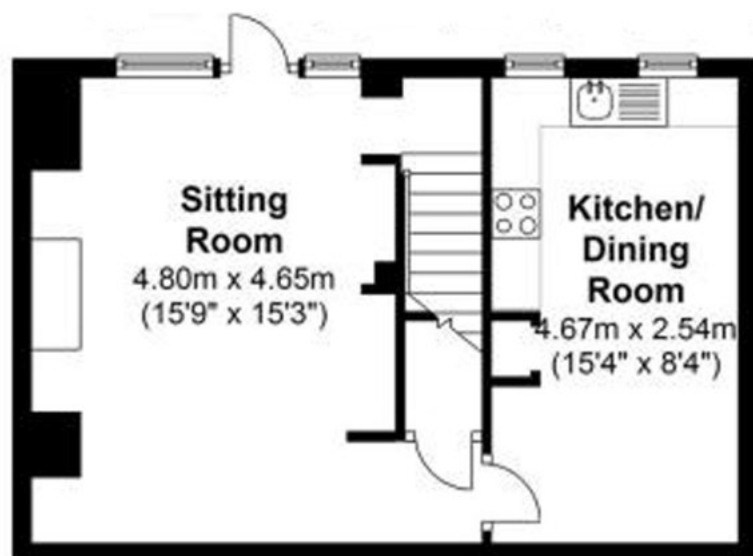
Ground floor

Tiled flooring though-out lead to the delightful living room with exposed timber joists, large brick fireplace with timber mantle and wood burner with TV shelf to the side. Under stairs cupboard. Door and side windows lead to the private sunny courtyard.

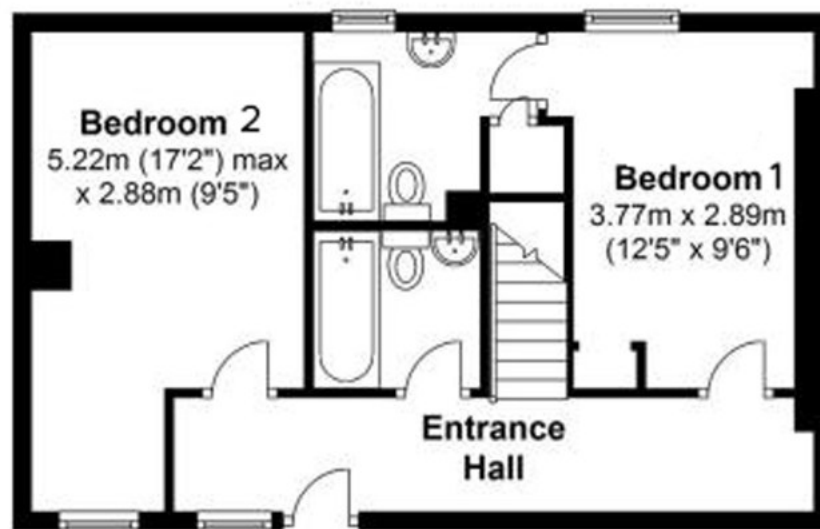
The kitchen has a good range of drawers and cupboards with Built-in electric oven, induction hob with extractor, plumbing for a washing machine and dishwasher, one and a half bowl sink unit and space for fridge/freezer. Space for a dining table with two windows overlooking the courtyard.



Ground Floor



First Floor



Total area: approx. 77.0 sq. metres (828.9 sq. feet)

To the outside

From the living room, access to the private courtyard which is paved enjoying a large degree of sun with mature shrubs as its boundaries. A shared pathway leads around the properties to one allocated car park space in front of the house. There are wonderful grounds including a hard standing tennis court.

Services and tenure

Freehold. Private drainage, mains water, electric heating (no gas in the hamlet) There is a service charge of approximately £150 per month, for the maintenance of the communal grounds, tennis court and drainage. For further details, please contact the Millard Cook.

Furniture. Items within the property are available by separate negotiation.

Property size: 828 sqft

EPC: E

Council tax band C

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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