



BOWDEN

Crockernwell, Devon



A DELIGHTFUL AND WELL PRESENTED THATCHED FARMHOUSE

In a private, rural, setting, at the end of a long entrance drive, surrounded by its own land.
Bowden has been completely renovated and rethatched.

Summary of accommodation

Ground Floor: Hall | Sitting room | Snug | Kitchen/dining room | Breakfast room | Pantry | Porch

First Floor: Four bedrooms | Two bathrooms

Outside: Garage/workshop | Store rooms | Studio | Gardens | Tool and potting sheds | Orchard
Pasture paddocks and wildlife pond | Barn | Woodland

In all about 13.89 acres

Distances: A30 3 miles, Chagford 5 miles, Crediton 10 miles, Okehampton 11 miles, Exeter 14 miles
(All distances are approximate)

Guide price: £1,175,000

SITUATION

Bowden is situated in a rural location just inside the north eastern boundary of the Dartmoor National Park, near to the small, pretty, village of Crockernwell, on the ancient ridgeway between Exeter and Okehampton. The property is about equidistant from the picturesque village of Drewsteignton, with its church, as mentioned in the Domesday Book, excellent community village pub, The Drewe Arms, and the larger village of Cheriton Bishop, with shop, primary school, pub, The Old Thatch Inn, and medical practice.

Not far away is the popular and beautiful moorland town of Chagford, with its independent shops, galleries and selection of pubs, cafés and restaurants, and the larger towns of Crediton and Okehampton provide a range of local facilities including shops, supermarkets, leisure centres and secondary schools.

The university and cathedral city of Exeter has a comprehensive selection of cultural, leisure, shopping and sporting facilities and private schools with Exeter School and Maynard School for girls.



Nearby is the gorgeous River Teign Valley, overlooked by National Trust owned Castle Drogo and including beauty spots such as Fingle Bridge. Dartmoor is renowned for its spectacular scenery and there are excellent opportunities for walking, cycling, riding, fishing etc. on the doorstep.

There is quick access onto the A30 dual carriageway at either Whiddon Down or Cheriton Bishop, leading west into Cornwall, or east to Exeter, where there is access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport.

THE PROPERTY

Bowden is situated in the heart of the rolling farmland of Mid Devon, at the end of a long entrance drive, surrounded by its own land, with no close neighbours.

The drive leads through the fields to a concrete yard beside the house, which is an archetypal thatched Devon farmhouse, beautifully presented, but retaining its period character and charm with a wealth of original features such as the plank and muntin screen and exposed ceiling timbers in the hall, the granite Inglenook fireplace with wooden lintel, former bread oven and woodburner in the sitting room, the exposed beams in the kitchen and snug and exposed roof timbers in some of the bedrooms and bathrooms. The glazed porch leads into a delightful fully fitted farmhouse kitchen/dining room and pantry, with another door into the breakfast room. There are four good size bedrooms upstairs, all offering gorgeous views of the surrounding countryside.

On the other side of the yard is a two storey outbuilding with double garage and store rooms on the ground floor and outside steps up to a studio and further storage on the first floor.

A path/terrace runs along the south facing front of the house, fringed by colourful plant borders, and below is a level lawned garden with ornamental shrubs and trees and a further terrace area. There is also a tool shed and potting shed. Beyond this area is a vegetable garden and further lawn with greenhouse and adjoining is an orchard area.



A five bar gate from the gardens opens into a gently sloping paddock with mown paths and wildflower areas and incorporating a delightful wildlife pond. The entrance drive leads down through a large gently sloping pasture paddock, at the top of which is an open fronted, three bay barn, and at the north western corner of which is a delightful area of woodland, being a haven for wild flora and fauna. To the east of the house and gardens is a further extensive, gently sloping, pasture paddock.

PROPERTY INFORMATION

Tenure: Freehold

Services: Private drainage, mains water and mains electricity. The barn has power and its own water supply.

Local Authority: West Devon Borough Council

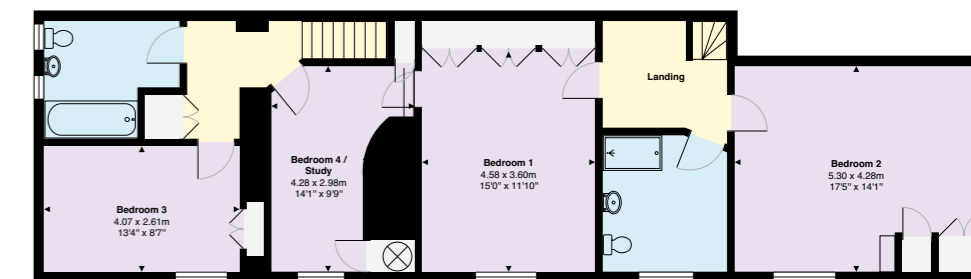
EPC: E

Council Tax: Band F

Directions: EX6 6NW

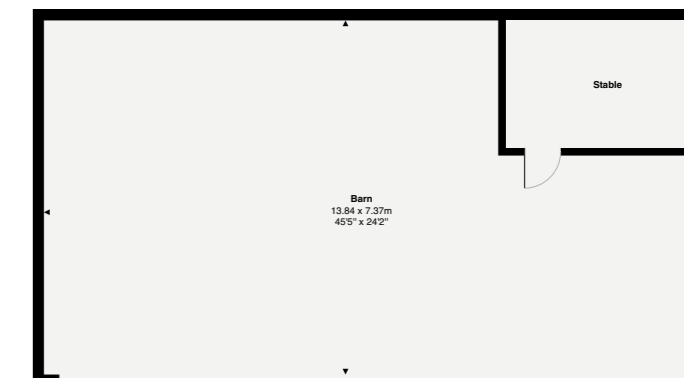
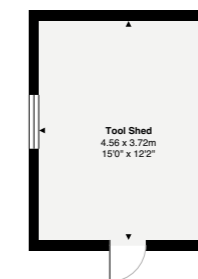
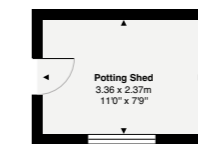
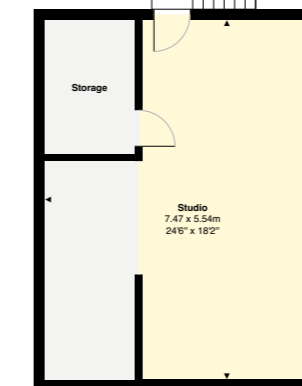
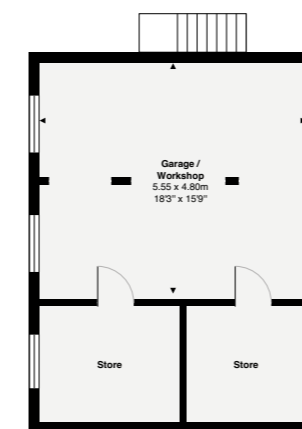


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor
Area: 97.6 m² ... 1051 ft²

Ground Floor
Area: 103.8 m² ... 1117 ft²



Approximate Gross Internal Area
411.4 sq m / 4429 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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