



Higher Bowden, Meldon, Okehampton, Dartmoor





A **wonderfully presented home**, with excellent outbuildings and over four acres of land with direct access to Dartmoor.

Summary of accommodation

Kitchen breakfast room | Dining room | Drawing room | Study | Laundry | Utility room

Principal suite | Four further bedrooms | Family bathroom | Shower room | Study/bedroom

Stables | Tack room | Garage

In all about 4.67 acres

Distances

Okehampton 2.9 miles, Tavistock 13.4 miles, Chagford 17.1 miles, Exeter 29 miles (London Paddington 2 hours 10 minutes)

(All distances and times are approximate)



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Situation

Higher Bowden is located close to the popular villages of South Tawton and South Zeal. Okehampton which is nearby has an excellent range of facilities including independent restaurants as well as coffee shops. There is a large Waitrose supermarket at Okehampton and the popular town of Tavistock is about 13 miles away with an excellent selection of local shops. The area offers some exceptional facilities including restaurants at Olga Polizzi's Endsleigh Hotel and Gidleigh Park.

A full range of retail, commercial and leisure amenities can be found in the Cathedral City of Exeter, around 29 miles away. Plymouth is some 27.4 miles away, with a good selection of sporting amenities including yachting marinas.

Dartmoor National Park itself is renowned for the diversity of its countryside as well as the many various sporting and recreational activities such as cycling, riding and walking available within its vicinity. Higher Bowden is particularly well placed for the National park with direct access from its own land.



The property

Higher Bowden is a beautifully presented and well connected home with direct access to Dartmoor and 4.67 acres of land.

The house has excellent reception space and high ceilings throughout. There is a lovely kitchen breakfast room with a superb granite fireplace and Falcon double oven make it ideal for entertaining. There is a separate generous utility room which is perfect for a house on the edge of the Moor catering to the outdoor lifestyle. The drawing room is a wonderful space to unwind in with views over and direct access to the grounds. It also features a beautiful fireplace and woodburner. The large dining room is ideal for large family gatherings and entertaining guests and also features a dual fuel wood burner and feature fireplace surround.

For working from home there is a spacious office with good Wifi as well as a further study on the first floor. The bedroom accommodation is highly versatile with five/six bedrooms in total including a fabulous principal suite.







Approximate Gross Internal Floor Area
394.0 sq m (4241 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and grounds

The grounds are also a key feature of Higher Bowden and are well set up for equestrian use and direct access to the Moor. They include stables and a garage as well as plenty of parking. There is also a patio which receives plenty of sun and a meadow and paddock creating a real sense of well-being at this property. Overall Higher Bowden is a superb family home offering a fabulous lifestyle opportunity for any buyer.



Services

Oil fired heating, private water as a bore hole with a filtration system, private drainage as a septic tank which is shared with a neighbour.

Fixtures and fittings

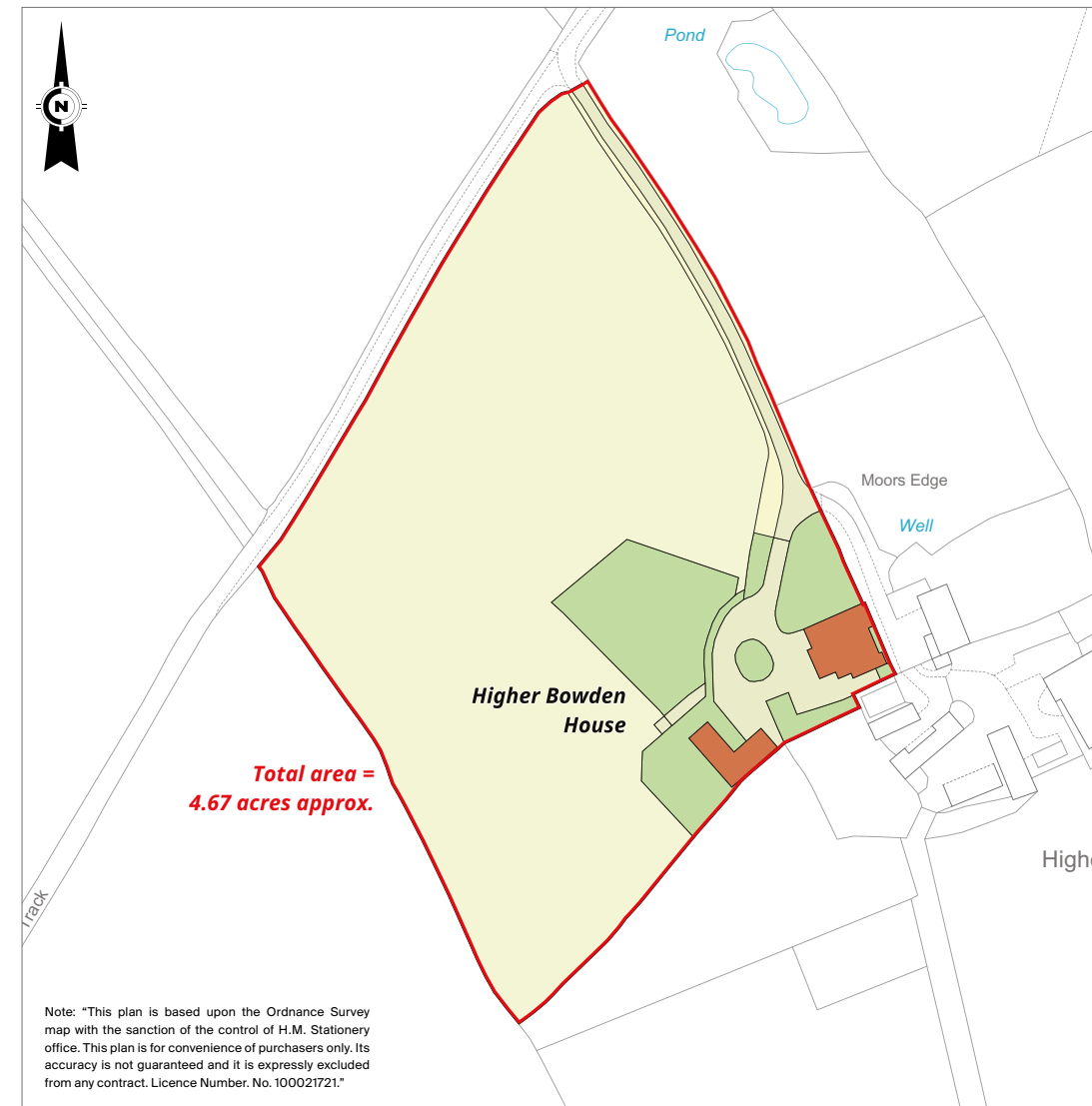
All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode EX20 4LU)

From Okehampton town centre take New Road out of the town and at the left fork take Tavistock Road and cross under the A30. Continue on and bear round to the right. Continue up the hill and Higher Bowden House will be on your left-hand side.



Agents Note

The property also owns grazing rights on the moor for horses, cattle and sheep.

Property information

Tenure: Freehold

Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ Telephone: 01822 813600

Dartmoor National Park Authority, Bovey Tracey, Newton Abbot, TQ13 9JQ Telephone: 01626 832093

Council Tax: Band G

EPC Rating: D

Guide Price: Offers over £1,000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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