

Bowden Farm

North Bovey, Dartmoor, Devon











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A magnificent, newly converted barn and Listed farmhouse in a stunning and private Dartmoor setting.

Chagford 4 miles, Moretonhampstead 2 miles, Exeter 15 miles (London Paddington 2 hours)
(Distances and time are approximate)

Accommodation and amenities

Substantial barn

Large entrance hall | Utility | WC | 4 bedrooms (all en suite)
Open plan kitchen/dining/sitting area | Study and large sun room

Farmhouse

Drawing room | Dining room | Kitchen | Sun room | Garden room | Utility | WC | Study
2 bedrooms (both with en suite dressing room and bathroom) | 3rd bedroom with en suite bathroom

Delightful gardens and grounds | Well fenced paddocks and pasture | Extensive grassland and woodland | 2 lakes

In all about 56.53 acres

Lot 2

Excellent range of equestrian buildings comprising:
American barn with 8 loose boxes | Outdoor sand school (40m x 20m) | Large multi-use cattle shed (44m x 22m)
Planning permission for further cattle shed
Extensive grassland and well fenced paddocks and pasture

In all about 32.29 acres

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Situation

Bowden Farm sits in a wonderful rural position in the heart of the Dartmoor National Park, designated an Area of Outstanding Natural Beauty.

From the gardens there are some stunning views up to Castle Drogo in the distance and to the nearby Bovey Castle Hotel.

The property lies about 2 miles from Moretonhampstead which is a picturesque village with an excellent range of local amenities to include pubs, hotels, post office and stores and butchers. The nearby village of Chagford also offers a range of local shopping facilities. The Bovey Castle Hotel, awarded 5 Red Stars by the AA, has an 18 hole championship golf course.





Exeter is approximately 15 miles away offering a wide range of educational, recreational and shopping facilities.

The property is directly located adjacent to open moor and is in a wonderful area for walking, riding and absorbing all that Dartmoor has to offer.

The A38 and A30 dual carriageways running between Exeter and Cornwall are both about 9 miles away to the north or south, both joining the M5 at Exeter. There are good direct train services from Exeter to London Paddington in about 2 hours.

There are excellent schools in the area including Stover School at Newton Abbot and Maynards and Exeter School in Exeter.





Description of property

Bowden Farm has two properties, one is the original Grade II* listed farmhouse and the other is a recently converted Grade II barn which lies across the courtyard from the farmhouse. They are very different in style but both are in immaculate order and retain many of their original features. The whole property enjoys a private secluded setting and is ideal for those looking for a rural retreat with excellent equestrian facilities.

The farmhouse has recently been extended to the rear with an impressive fully glazed sun room connecting it to the Granary behind. A useful utility, sitting room and additional

bedroom with en suite bathroom has been created from the Granary.

The barn has been completely renovated by the current owners to create a superior modern living experience. It has an impressive contemporary interior and is double glazed, insulated and has underfloor heating throughout. There is a large open plan Italian designer kitchen with walnut and glass units, an Aga and a dining/sitting area. Off this, on the south west side, is a large fully glazed sun room and private courtyard garden.





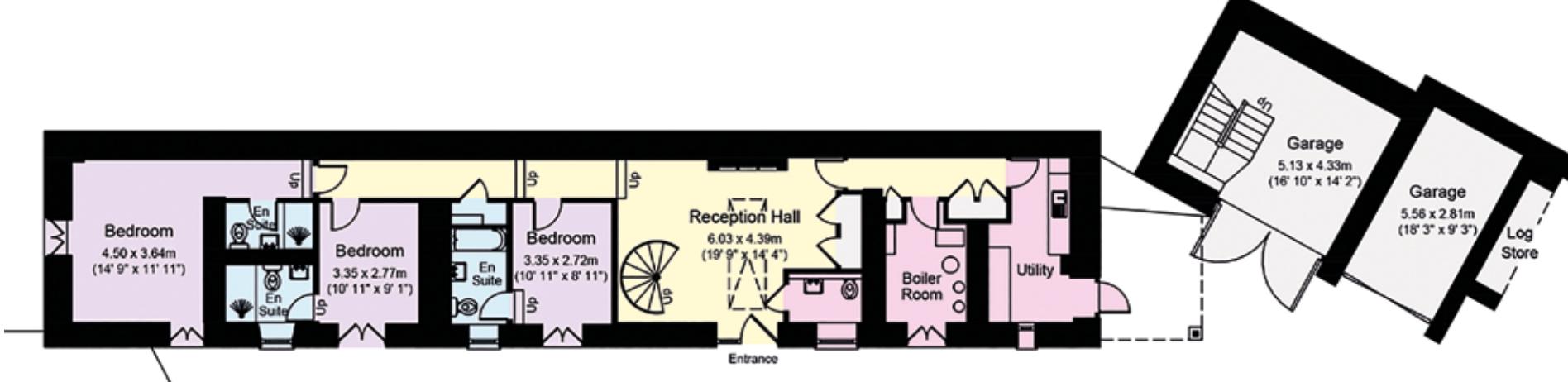
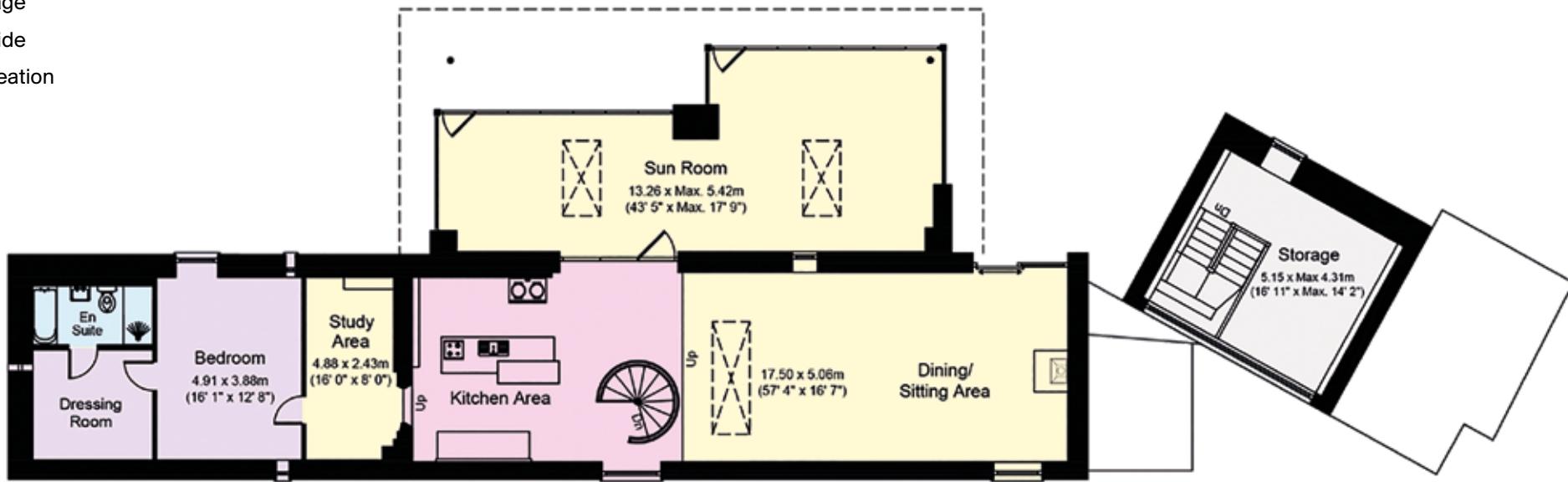


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation

Approximate Gross Internal Floor Area

The Barn: 327 sq m (3,519 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



First Floor



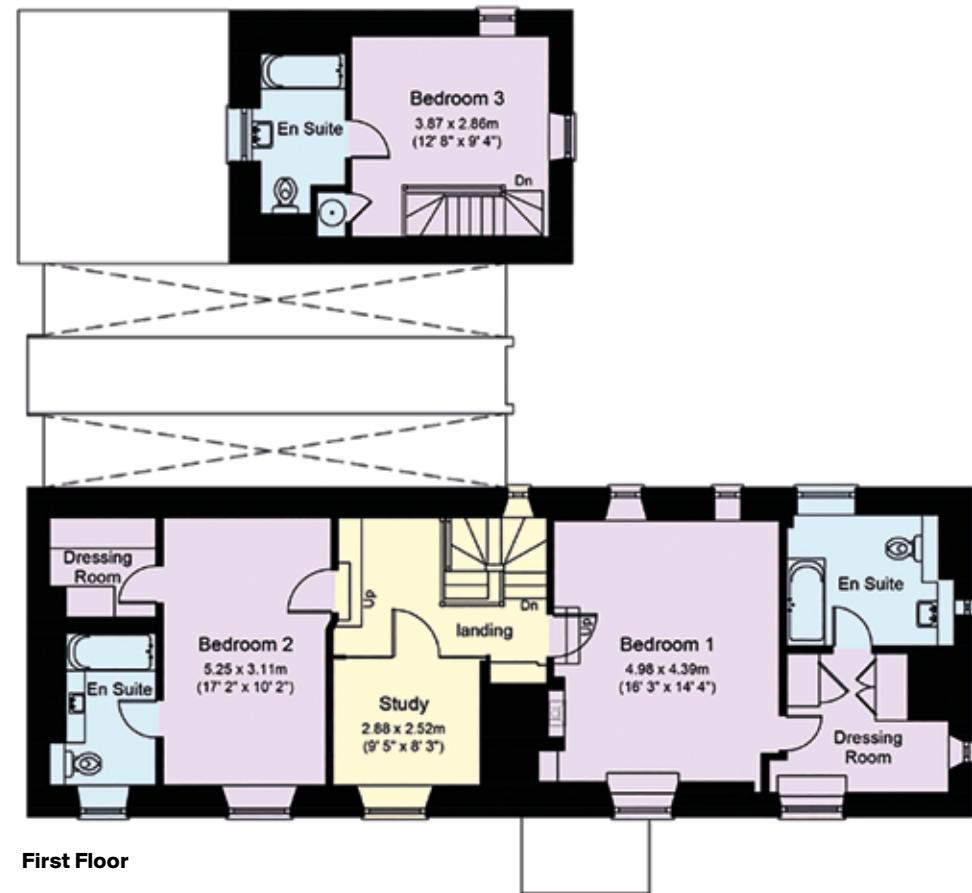
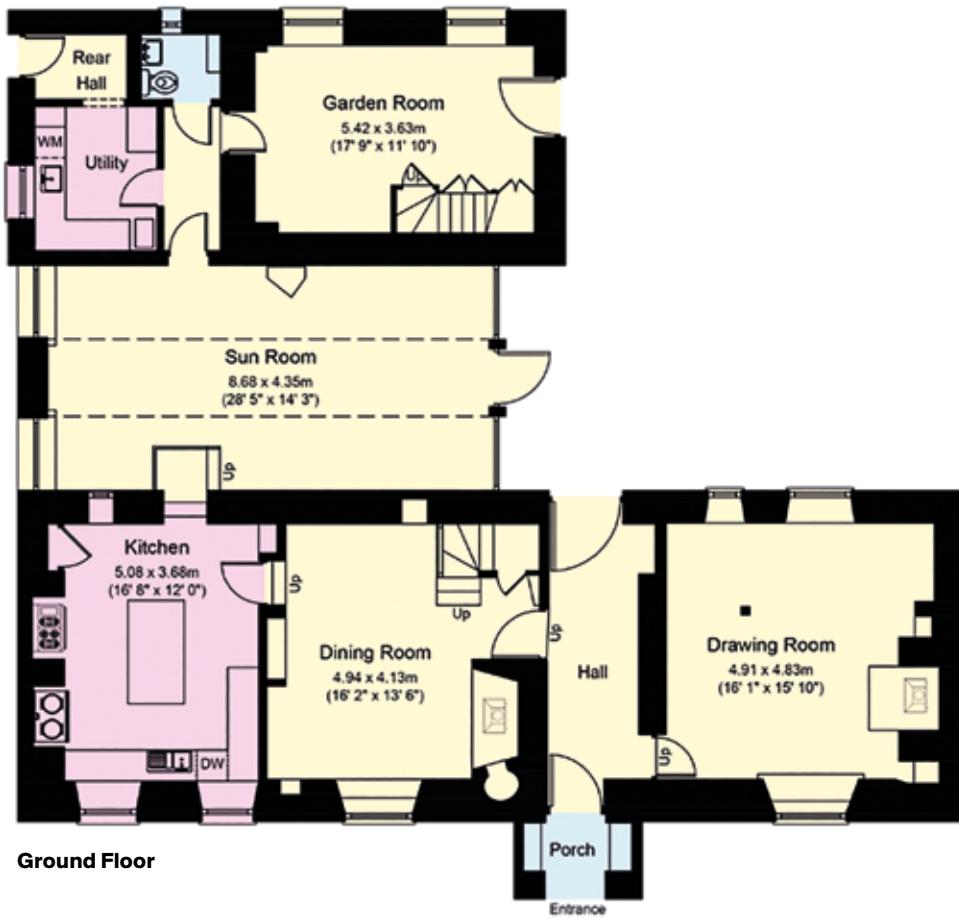


Approximate Gross Internal Floor Area

The Farmhouse : 281 sq m (3,024 sq ft)

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Lot 2

Lot 2 comprises excellent equestrian facilities which include a large arena, American barn stables with 8 loose boxes, a recently built outdoor sand school, railed paddocks and pasture. The area offers excellent riding and access to the open moor.

Further outbuildings include a large cattle shed and planning for a further cattle shed. There is also a useful garage / workshop and across the courtyard are some traditional sheds. The land in lot 2 extends to around 32.29 acres in total.









Gardens and grounds

The property is in a good rural position with access down a long private drive off a country lane. It faces south east and has superb views.

The gardens are a wealth of colour throughout and the nearby woodland further enhances the setting.

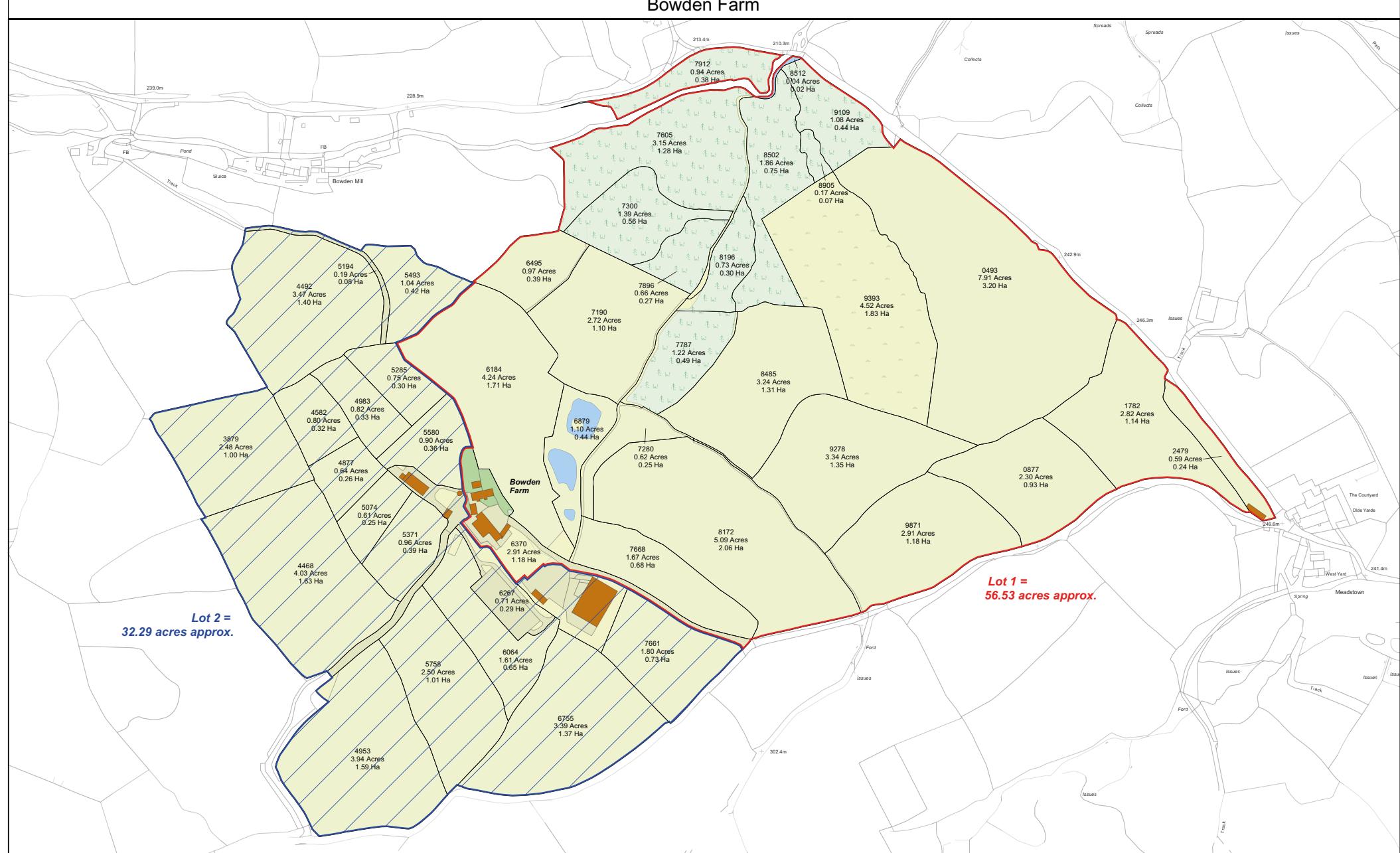
Farming

The grazing is let under a Farm Business Tenancy Agreement subject to annual review.

Services

Private water. Private drainage. Mains electricity. Oil fired central heating. Broadband connected.

Bowden Farm



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Legend for Land Use and Building Types:

- Land Use:**
 - Pasture (green field)
 - Arable (green field with plow lines)
 - Game Cover (orange field)
 - Woodland (green field with diagonal lines)
 - Parkland (green field with small trees)
 - Verge / Misc (yellow field)
 - Water (blue field)
- Building Types:**
 - Orchard (green field with small trees)
 - Heathland (green field with small shrubs)
 - Rocks / Boulders (brown field)
 - Building (Residential) (brown building)
 - Building / Structure (Agricultural) (green building)
 - Gardens (green field)
 - Road / Track (blue line)

NB: If field & building type are unknown - assumed pasture & residential

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Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure

Freehold

Local Authorities

Dartmoor National Park Authority. Parke, Bovey Tracey, Devon, TQ13 9JQ Tel: 01626 832093.

Teignbridge District Council, Forde House, Newton Abbot, Devon TQ12 4XX. Tel: 01626 361101.

Council Tax

Band G

Directions (TQ13 8RT)

From Exeter and the M5 motorway take the A38 towards Plymouth. At the Drum Bridges roundabout take the 4th exit on to the A382 signed to Bovey Tracey. Continue on the A382 signed to Moretonhampstead. In Moretonhampstead bear left on to Cross Street (B3212) then take left down Pound Street. Bear slightly right onto North Bovey Road, then after 1.5 miles (just before the village centre) bear right along Yard Hill. Turn right again over the River Bovey. Go up the hill, through a small hamlet and the entrance to Bowden Farm will be found on the right.



Connecting people & property, perfectly.

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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