



MICHAEL ADEY
PROPERTY



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BOWOOD HOUSE
ABBOTSHAM







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ABBOTSHAM - DEVON

EX39 5AX

ABOUT THE PROPERTY

Bowood House is a substantial and adaptable double fronted Georgian residence sold for the first time since 1995. This elegant family home enjoys privacy and seclusion with just a small collection of neighbouring properties benefitting from direct access to the A39 Atlantic Highway. Providing spacious, versatile accommodation, the property formerly incorporated a self-contained annexe and may suit dual occupancy/multi-generational living with the added benefit of a detached home office/studio. This home is not listed and is offered with no onward chain. Approached via an initially shared entrance drive, private parking is located to the front with walled gardens, enclosed patio and lawned areas with mature trees adjoining. On the south side of the driveway is a pasture paddock extending to a 1 acre with further woodland of 0.43 acres. In all, Bowood House extends to **1.97 Acres**.

The accommodation comprises, on the ground floor; entrance garden room with timber front door, welcoming hallway with stairs to first floor. To either side are large reception rooms, the drawing room with attractive bay window and Woodwarm woodburning stove, and the sitting room with open fire grate. To the rear of the ground floor is a separate dining room, kitchen/breakfast room with large Aga and useful larder adjoining with feature well. An inner boot room, leads to a cloakroom, a snug with additional spiral staircase and utility room with doors leading to the dining room and out to the walled garden. On the first floor are five good sized bedrooms, the master with en-suite bathroom, a separate large family bathroom, and the fifth bedroom with spiral stairs providing its own access.

For layout and approximate room measurements please see the enclosed floorplan and refer to the Virtual Tour.





THE GARDENS

Approached from the village road, a large initially shared sweeping entrance driveway provides access to the private drive and ample parking area. Adjoining the north elevation is an enclosed patio area leading to the detached outbuilding formerly used as a home office. Adjoining the eastern elevation is an attractive walled garden with vegetable and flower beds, greenhouse and useful store building. The driveway leads into a small wooded area containing a pair of superb mature beech trees which leads through to the adjoining one acre pasture paddock and additional woodland.

In all, Bowood House extends to about **1.97 Acres**

THE AREA

The property is located in an extremely accessible position just 0.1 miles from the A39 Atlantic Highway and 0.5 miles from the popular village of Abbotsham with a popular public house, The Thatched Inn, St Helens C of E Primary School, two churches, and the famous The Big Sheep, whilst just 1.7 miles from Abbotsham Cliffs, beach and south west coast path on foot.

The historic market town of Bideford offers an excellent range of everyday services including shops, schools, restaurants, banks, supermarkets, medical centre and recreational facilities. The town also enjoys a traditional country pannier market twice weekly.





Abbotsham - **0.3 miles**

Bideford - **2.7 miles**

Hartland - **11.5 miles**

Barnstaple - **11.7**



Bideford College - **2 miles**

St Helens C of E Primary School

Abbotsham - **0.6 miles**

Barnstaple Schooling - **11.7 miles**



Westward Ho! - **4.8 miles**

Instow Beach - **6 miles**

Hartland Quay - **14 miles**

Saunton Sands - **18 miles**



Barnstaple Station - **117 miles**

Tiverton Parkway (London Paddington 2
Hrs) - **47 miles**



A39 - **0.1 miles**

Junction 27 (M5) - **47 miles**



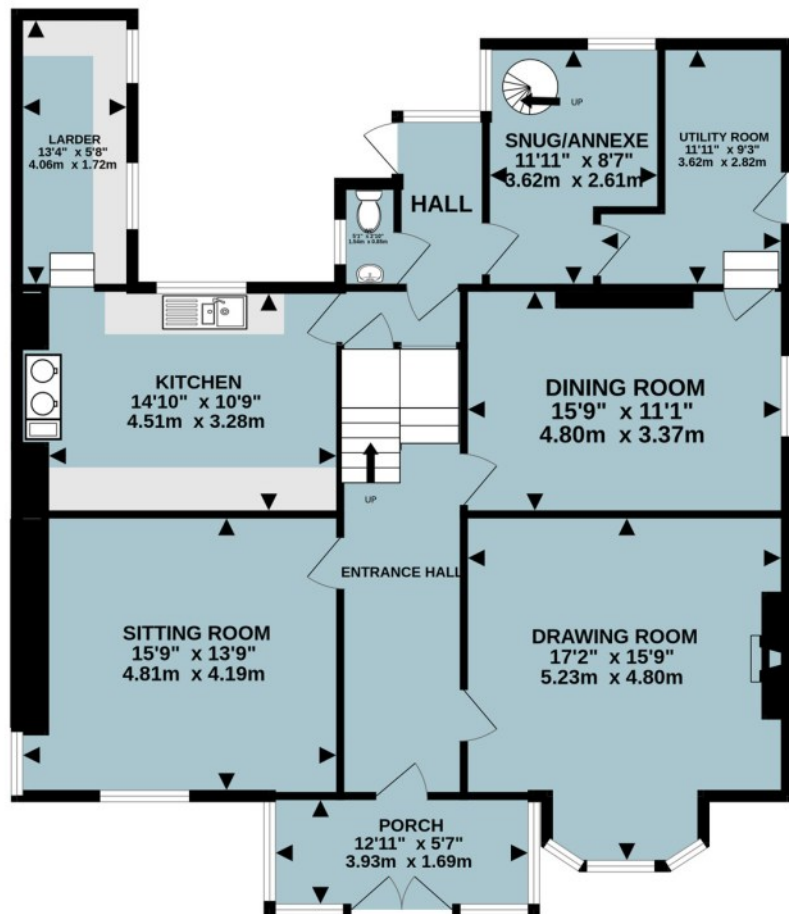
Exeter Airport - **62 miles**

Bristol Airport - **96 miles**

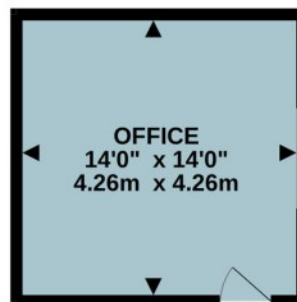




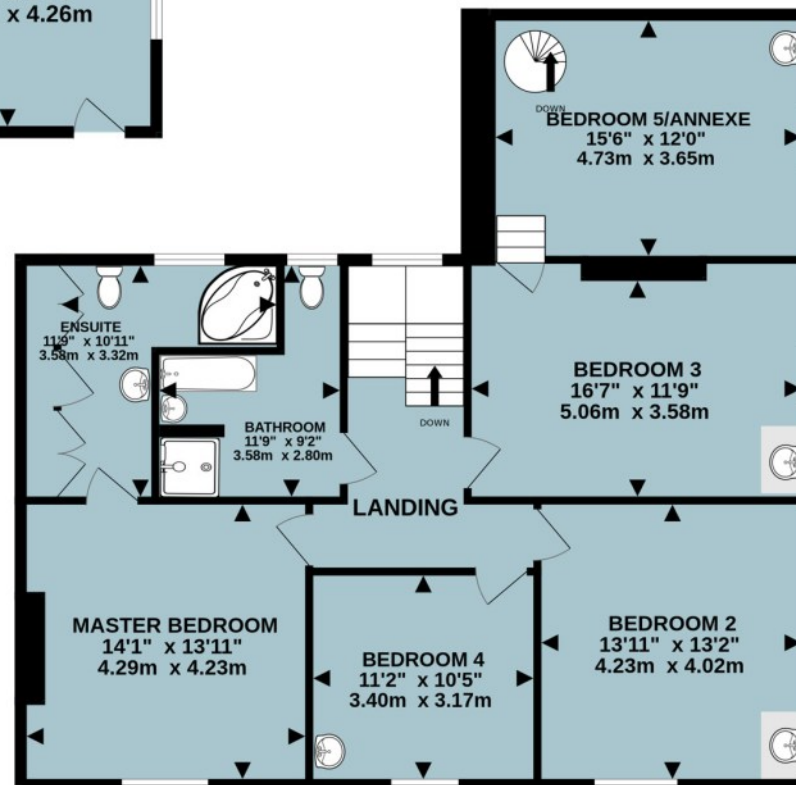
GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



OFFICE
195 sq.ft. (18.1 sq.m.) approx.



FIRST FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 2647 sq.ft. (245.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES & OUTGOINGS

We understand that the property is connected to mains water and electricity. Bulk LPG gas. Woodburning stove to the sitting room. Drainage to a private septic tank system.

Torridge District Council – Band G (approx. £4,336 per annum)

EPC - F 21/60

Tenure - Freehold

Internet & Mobile - Visit [OFCOM](#)

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

Travelling on the A39 Atlantic Highway from Barnstaple in the direction of Bideford, continue over Torridge Bridge and at the roundabout continue straight signed, Camelford/Bude staying on the A39. Follow the A39 for a further 2.4 miles and at the next roundabout, Abbotsham Cross turn right signed Abbotsham. After a short distance, take the next right entrance, keeping left and Bowood House is straight ahead of you.

What 3 Words Location - [///warmers.plot.simulator](http://warmers.plot.simulator)

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RS0832

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