



Wallis Cottage, Bowden, Dartmouth, Devon,
TQ6 0LH

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Wallis Cottage, Bowden, TQ6 0LH

A beautiful 5 bedroom detached country home in an outstandingly picturesque setting on the outskirts of the popular South Hams village of Stoke Fleming, just a lovely gentle walk to the award winning Blackpool Sands beach

Accommodation

Ground Floor

Porch. Entrance Hall. Cloakroom. Utility Room.
Pantry. Dining Room. Study. Sitting Room.
Kitchen/Breakfast Room. Conservatory.

First Floor

Main En Suite Bedroom. Family Bathroom.
3 Guest Bedrooms.

Second Floor

Guest Bedroom.

Outside

Good Sized Garage & Ample Driveway
Parking. Well Tended Mature Gardens With
Secluded Seating Areas, Swimming Pool,
Pond & Paved Dining Terrace

Mileage

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate.

Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk







KEY FEATURES

Stunning Detached Country Home
 5 Double Bedrooms, 1 En Suite
 Separate Study/Home Office
 Open Plan Kitchen/Breakfast Room
 Dining Room With Large Stone Fireplace
 Elegant Sitting Room With Large Stone Fireplace
 Idyllic Rural Setting With Wonderful Rural Views
 Gentle Walk To Blackpool Sands Beach
 Nestled In Delightful Mature Gardens
 Swimming Pool & Pond
 Wonderful Warmth & Ambience With Character Throughout
 Lovely Paved Dining Terrace
 Ample Driveway Parking & Good Sized Garage





A beautiful detached country home in an outstandingly picturesque setting on the outskirts of the popular South Hams village of Stoke Fleming and just a lovely gentle walk to Blackpool Sands. This wonderful property has been in the same ownership and a much-loved home for over twenty years and is bursting with character throughout. The property offers both rural and coastal living in a secluded setting within a few miles of main amenities.

Wallis Cottage is a superb 5 bedroom, 3 reception room property nestled in the heart of the South Hams. Perfectly situated near the award winning Blackpool Sands beach, this charming property offers an idyllic retreat with a seamless blend of traditional character and contemporary comforts.

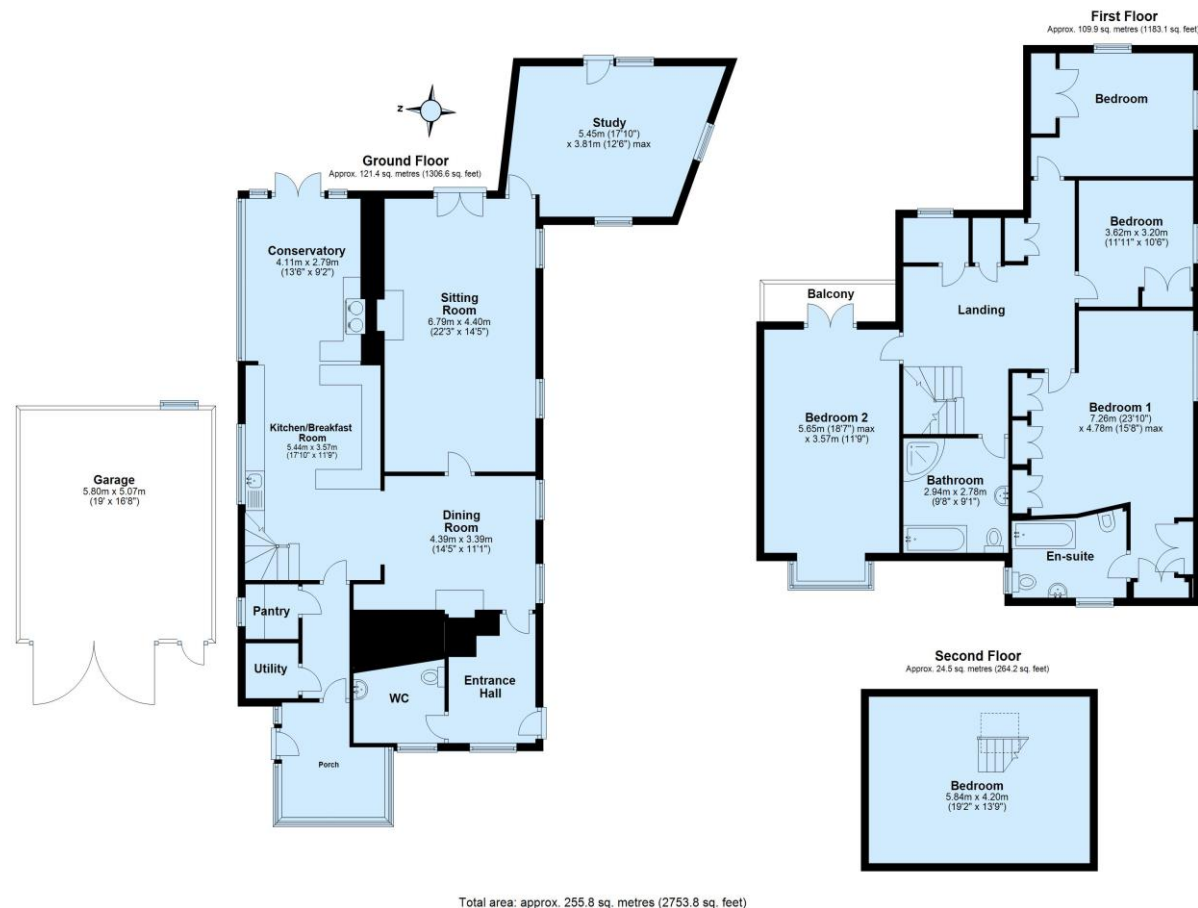
Set amidst idyllic mature gardens which are a particular feature of this property, this home really welcomes you with its delightful character features, from exposed beams to rustic fireplaces, ensuring a warm and inviting atmosphere throughout. The garden itself is a tranquil oasis, complete with a large paved terrace perfect for alfresco dining and a gorgeous swimming pool for those warm summer days.

Bowden is a lovely rural hamlet, situated approximately 5 miles from Dartmouth, a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

Inside, the spacious accommodation includes a modern, fully-equipped kitchen/breakfast room, an elegant sitting room, and a dedicated study/home office, ideal for remote work or creative endeavours. Each of the bedrooms is generously proportioned, providing ample space for family and guests.

Ample parking and a good sized garage accommodates multiple vehicles, making Wallis Cottage the perfect destination for gatherings and entertaining. Whether you're soaking up the sun by the pool, exploring the nearby beaches, or simply enjoying the serenity of your own private garden, Wallis Cottage promises a lifestyle of comfort and elegance in one of Devon's most picturesque locations.





LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel:

COUNCIL TAX

G

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

EPC RATING

F

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

DIRECTIONS

Leave Dartmouth on the A3122 passing Sainsbury's on your right. Turn left on to Venn Lane and continue for approximately 1 mile turning right at Venn Cross. Continue for approximately 1 mile and Wallis Cottage is on the right hand side.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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