



## Little Bowden, Tedburn St. Mary, EX6 6BE

Guide Price £625,000

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# Little Bowden

Tedburn St. Mary, Exeter

- Detached village edge property
- No near neighbours and in half an acre plot
- Stunning rural views
- Option to use as a bungalow
- 4 bedrooms with 2 bathrooms
- Farmhouse kitchen and utility
- Large living room upstairs
- Only 5 minutes from the A30
- Ample parking and garage

Hitting the market for the first time in nearly 30 years, Little Bowden is a gem in the Devonshire countryside. First to mention are the views – few houses will have such a beautiful rural outlook this close to a village. The outlook is to the south so the garden and house get plenty of sunlight. Located just half a mile from the sought after village of Tedburn St Mary with it's shop, post office, primary school and pub, it's a fantastic location. Add in the fact its only 5 minutes drive to the A30 and there's secondary school transport passing the door, it's a superb proposition for many.



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The property started life as a bungalow but extensions out and up over the years have created a wonderful, flexible family home that can be used as a house or indeed, revert back to being used as a bungalow. Internally, on the ground floor, the property has 4 bedrooms, 2 bathrooms and off the farmhouse kitchen is a useful WC and utility room. It would be easy to use one of the bedrooms as a living room if an owner preferred to live on one level. Upstairs is a large living room which runs the length of the original property and offers terrific space. It maybe possible to gain permission to put a further window to the south to increase the views from here even more. Oil fired central heating and double glazing are in place, as is borehole water and private drainage.

Outside, the plot extends to approx. half an acre which slopes to the south. The driveway gives ample parking for a number of vehicles and a garage with store to the side also has a room over which would suit a number of uses. To the south side, a terrace runs along the front taking in those breathtaking views and steps lead down to the lawned garden and vegetable plots. The entire plot is bordered by fields and the country lane and the high hedges give privacy without being isolated. A rare chance to own a house/bungalow in this position.





Please see the floorplan for room sizes.

Council Tax: E (Teignbridge 2022/23 £2596.71)

Utilities: Private water (Borehole), electric, telephone & broadband (up to 67mbps USwitch)

Drainage: Private drainage (Septic tank and soakaways)

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

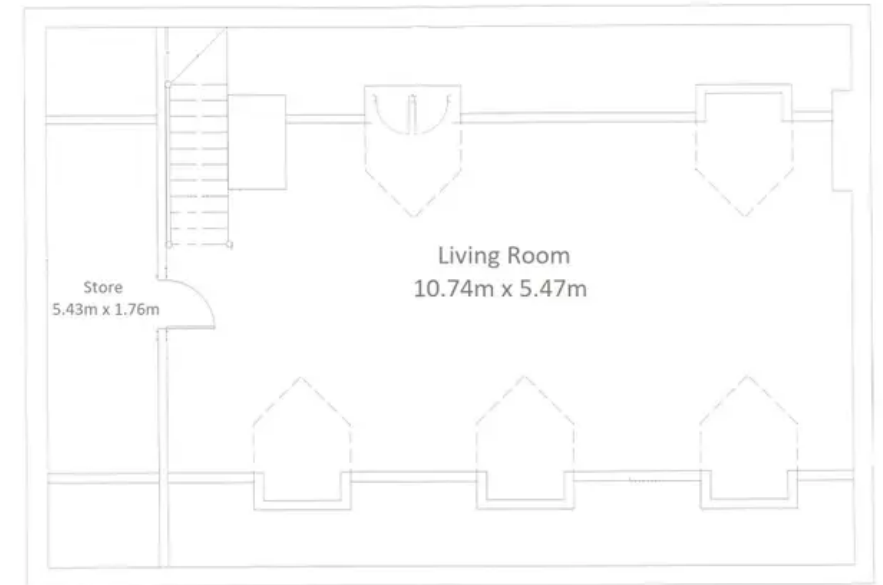
**DIRECTIONS :** From Crediton: Leave the town and proceed over the railway line at Fordton and over the river bridge, bearing right towards Tedburn St Mary. Proceed through Venny Tedburn and continue on the lane. Approx half a mile before reaching the village of Tedburn St Mary, the property will be found on the left.

From the A30: Leave the A30 as signed to Pathfinder Village/Tedburn St Mary. At the mini-roundabout, take the first exit left and enter the village. At the crossroads (by The Kings Arms) turn right as signed to Crediton. After approx. half a mile, the property will be found on the right.

**Visiting notes:** The entrance to the drive is best suited by approaching from Tedburn. If approaching from Crediton, it maybe easier to reverse in depending on the size of vehicle!











## Helmores

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