

KNOWLES BARTON,

BOWDEN HILL, ASHBURTON, DEVON, TQ13 7RP

HOWARD DOUGLAS

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AN INDIVIDUAL DETACHED BUNGALOW WITH EXCEPTIONAL 180 DEGREE VIEWS OF THE DART VALLEY IN A PRIME EDGE OF TOWN SETTING WITHIN DARTMOOR NATIONAL PARK

HALL ● LIVING ROOM ● BALCONY ● DINING ROOM ● KITCHEN ● UTILITY ROOM ● THREE BEDROOMS
TWO BATHROOMS ● UNDERHOUSE ROOM ● DOUBLE GARAGE ● EXTENSIVE PARKING
PRIVATE GARDENS AND GROUNDS EXTENDING TO 1.36 ACRES (as measured on pro-map)

£725,000

SITUATION

Located in one of Ashburton's most desirable areas, **KNOWLES BARTON** occupies a fine situation about a mile from the town, surrounded by picturesque countryside and views of the moor. A track over Bowden Hill provides a safe, easy route on foot to Ashburton town centre with its superb shops and amenities.

The situation also enjoys excellent access to the A38 at nearby Pear Tree bringing the two regional cities of Exeter and Plymouth within comfortable commuting distance

The spectacular landscape of Dartmoor and the beautiful Dart Valley, which can be clearly seen from most rooms, is just along the Dart Valley road which follows the River Dart.

DESCRIPTION

KNOWLES BARTON was built in the late 1970s and is offered for sale for only the second time since its construction. Set neatly into the hillside, it nestles on a fabulous site with remarkable panoramic views.

Whilst clearly well cared for and presented, the accommodation lends itself for some updating and possible enlargement, subject to any required consents.

Approached via an imposing drive, the bungalow is set well back from the lane in large gardens and grounds with level and sloping lawns, mature shrubs and woodland copse.

All in all, the sale of Knowles Barton presents an opportunity to purchase a home with lots of potential in arguably one of Ashburton's most sought after locations.

BEDROOM 2
Floor-to-ceiling built-in wardrobe. Radiator. Ceiling spotlights. Side window overlooking the drive aspect.

BEDROOM 3
Window with lovely open views. Book shelving along one wall. Radiator. Coved ceiling.

SHOWER ROOM/WC
Stylish modern suite of large walk-in shower, wash basin inset to cupboard and WC with concealed cistern. Attractive tiling to shower and floor. Underfloor heating. Towel radiator. Window.

OUTSIDE

Knowles Barton is approached via an electric remote operated entrance gate which opens to a tarmacadam drive leading up to the property with extensive parking and turning space and giving access to the garage.

DOUBLE GARAGE
Electric remote up and over entry door. Power and light connected. Cold tap. Side door.

UNDERHOUSE HOBBIES ROOM/STORE
Shelving to walls. Radiator. Window.

The gardens and grounds provide a lovely private setting for Knowles Barton with a sunny open aspect.

ENTRANCE PORCH
Timber panelled door with glazed side screens to

HALL
Wood floor. Radiator. Telephone point. Coved ceiling. Built-in coats/storage cupboard with safe. Built-in shelved linen cupboard. Hatch to roof space. Doors off the bedroom accommodation and door to

INNER HALL
Radiator. Coved ceiling. Doors off to the kitchen and living room. Two arch walk-throughs to

DINING ROOM
Window with lovely views of the surrounding countryside and moor. Door to patio balcony. Radiator.

LIVING ROOM
Window with lovely views towards the Moor. Working fireplace open fireplace with stone surround and slate hearth. Two radiators. LED ceiling spotlights. High level window to rear aspect. Telephone and TV points. Door to the main bedroom.

KITCHEN
Window to rear aspect. Original blue fronted kitchen units with roll edge work tops and double drainer stainless steel sink unit with window over. Built-in electric double oven and gas hob. Broom cupboard. Shelved pantry. Multi-paned door to

UTILITY ROOM
Stainless steel sink unit and cupboards/work tops matching those in the kitchen. Shelved storage cupboard. Area housing gas fired boiler. Window to rear aspect. Door to the hall and door to the outside.

BEDROOM 1
Window with lovely open views towards the moor. Radiator. Coved ceiling. Attractive range of light wood fronted wardrobes and chest of drawers along one wall. Side window. Telephone point. Archway to **DRESSING AREA** with side window. Radiator. Door to

EN-SUITE BATHROOM
Coloured suite of bath, separate shower, wash basin and WC. Radiator. Window and extractor. Shaver socket. Mostly tiled walls.

There are large areas of lawn, including a level play area, are interspersed with well-established shrubbery beds, a growing area, greenhouse and shed. At the far end of the garden there is a lightly wooded copse whilst at the Bowden Hill end there is pedestrian gated access into the track part of Bowden Hill (walk-able into town).

COUNCIL TAX BAND F

SERVICES
Mains water, electricity and gas connected. Private drainage.

DIRECTIONS
Take the Pear Tree exit off the A38 Expressway for Ashburton and the road signposted for Holne. After about a third of a mile, turn right into Bowden Hill and follow the road to where it almost becomes a track and the entrance to Knowles Barton will be found on the left.

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PLEASE NOTE
Every care and due diligence has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. These particulars do not constitute a contract or part of a contract. All measurements (including garden/land sizes) are approximate.

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitor.







