

Bowdens
Hatherleigh
EX20 3JH



Guide Price - £425,000



Bowdens, Hatherleigh, EX20 3JH

This wonderfully unique and characterful property is situated in the heart of the sought-after market town of Hatherleigh, offering an exciting and versatile opportunity for a range of buyers...



- Unique Character Property
- Three Bedrooms With Annexe Potential
- Potential Four Bedroom Home
- Versatile And Flexible Accommodation
- Renovated In The Last 15 years'
- Hobby-Friendly Workshop And Garage
- Walking Distance To Local Amenities
- Beautiful Garden With Raised Beds
- Far Reaching Countryside Views
- Central Hatherleigh Location
- Approx 2,270 Sq Ft Of Accommodation
- Council Tax Band - C
- EPC - D



This wonderfully unique and characterful property is situated in the heart of the sought-after market town of Hatherleigh, offering an exciting and versatile opportunity to a range of buyers. Currently arranged as a charming three-bedroom home with additional living space, the former 24 and 24A lends itself perfectly to use as a four-bedroom house or, alternatively, a main residence with a one-bedroom annexe - ideal for multi-generational living, guest accommodation, or even potential holiday letting income (subject to any necessary consents).

From the moment you approach, the property's attractive façade - with its traditional whitewashed elevations, historic Fire Insurance mark, and striking thatched roof - sets the tone for what lies within. The home is steeped in character, with a blend of period features and individual design elements that create a warm and inviting atmosphere throughout.

Internally, the accommodation is both spacious and flexible. The ground floor offers a variety of reception spaces, including a generous living room and multiple dining areas, providing ample room for both relaxing and entertaining. The kitchen is well-positioned and functional, with easy access to adjoining utility and ancillary spaces. The layout of the ground floor is particularly appealing for those seeking adaptable living, with the potential to create a self-contained annexe if desired.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all enjoying their own individual charm. The main bathroom serves the first floor, while the arrangement of the rooms offers scope for reconfiguration to suit a buyer's specific needs. Whether utilised as a spacious family home or adapted to incorporate an annexe, the flexibility on offer here is a key selling point.

A further standout feature is the inclusion of an attached garage and adjoining workshop, providing excellent storage, workspace, or conversion potential (subject to any necessary consents). This direct connection to the house enhances the overall versatility and practicality of the property, making it ideal for those with hobbies, business needs, or a requirement for additional living space.

Externally, the property truly comes into its own with a wonderful garden, featuring well maintained raised beds - perfect for those with a passion for gardening or growing their own produce. The outdoor space also enjoys lovely, elevated views across the surrounding countryside, creating a peaceful and private setting to relax and unwind.

The overall accommodation extends to approximately 2,270 sq. ft., highlighting the generous proportions and adaptability of the home. This property gives huge opportunity for a purchaser to put their own stamp on what is already a truly special home.

Positioned within walking distance of Hatherleigh's amenities, including its popular market square, local shops, and school, the property also enjoys easy access to the surrounding Devon countryside, Dartmoor National Park, and the RHS Gardens at Rosemoor.

In summary, this is a rare opportunity to acquire a distinctive and adaptable home in a desirable location, offering charm, space, and significant potential in equal measure.

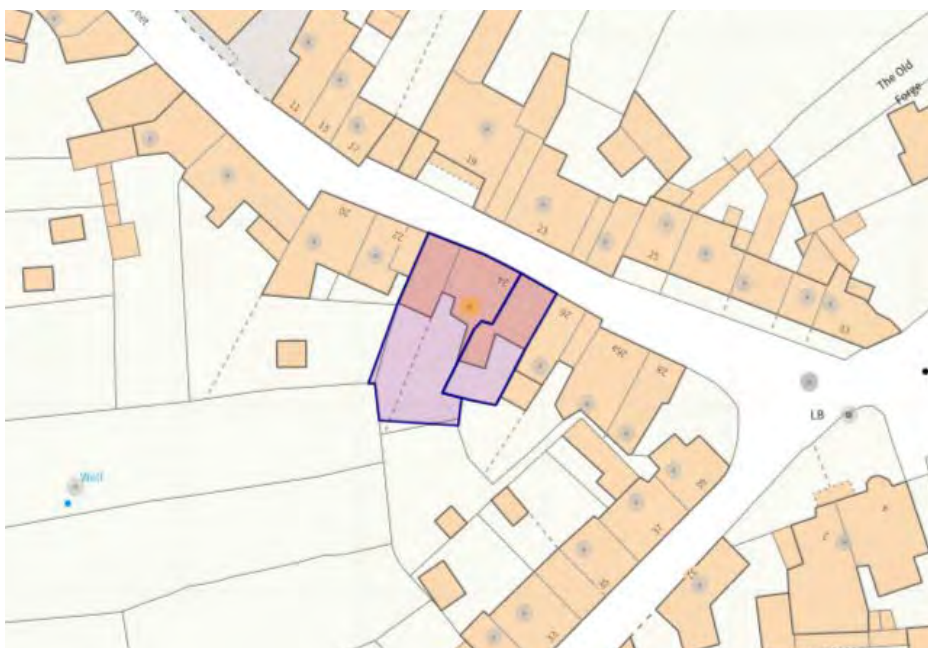
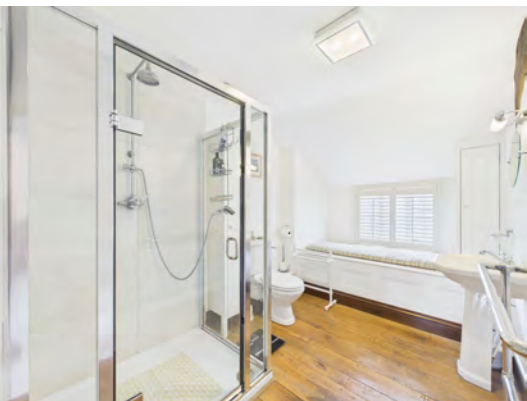


Changing Lifestyles

This unique property is situated within the heart of Hatherleigh town which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses, a cafe, art gallery and crafts shop, farm supplies and building supplies.

The town also benefits from a primary school, health centre, and veterinary surgery, together with a gym, community centre and popular weekly market. There is a strong community spirit with an annual arts festival, science week and renowned carnival.

A more comprehensive range of facilities can be found in nearby Okehampton which provides a good range of shops, cinema, sports centre, and other services. The three supermarkets include a Waitrose, and there are primary and secondary schools. The Okehampton railway station and nearby A30 dual carriageway provide direct links to Exeter with its Cathedral, University, mainline rail stations, international airport, and the M5 motorway.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

Approximate total area⁽¹⁾

2270 ft²

210.9 m²

Reduced headroom

24 ft²

2.2 m²



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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