

2 Bow Creek

2, Bow Creek, Tuckenhay, Totnes, TQ9 7HP







Totnes 4 miles | Dartmouth 9 miles | Exeter 32 miles

An attractive and beautifully presented link-detached home in a picturesque creekside village, with generous living accommodation, a west-facing garden and delightful countryside views

- Picturesque creekside village setting
- Attractive link-detached home
- Three double bedrooms and two bathrooms
- Impressive open-plan kitchen and sun room
- West-facing garden with countryside views
- Beautifully presented throughout
- Private driveway and garage
- No onward chain
- Freehold
- Council tax band E

Guide Price £550,000

SITUATION

Situated in the picturesque village of Tuckenhay, the property enjoys close proximity to Bow Creek, a tidal tributary of the River Dart. The village is home to the renowned Maltsters Arms, with beautiful waterside and woodland walks on the doorstep, including the Dart Valley Trail.

The nearby market town of Totnes, approximately four miles away, offers an excellent range of independent shops, restaurants, schools and amenities, together with a mainline railway station providing direct services to London Paddington.

DESCRIPTION

Enjoying a delightful setting within one of the South Hams' most picturesque creekside villages, 2 Bow Creek is an attractive link-detached home offering an appealing combination of countryside living and contemporary comfort.

The property has been thoughtfully extended to create a wonderful light-filled living and entertaining space, with vaulted ceilings, rooflights and glazed doors connecting the interiors with the west-facing garden. Quality finishes, including handcrafted kitchen cabinetry, natural Italian travertine tiles and engineered oak flooring, complement the well-presented accommodation. With attractive rural views, established gardens and ample private parking, the property would make an excellent permanent residence or second home. Offered for sale with no onward chain.

ACCOMMODATION

The entrance hall provides access to a cloakroom and a well-proportioned sitting room with engineered oak flooring and French doors opening onto the rear terrace.

The kitchen/dining room features handcrafted solid ash cabinetry with solid wood carcasses, granite worktops, an integrated fridge and dishwasher, together with ample space for dining. This opens into an impressive sun room with a vaulted ceiling, rooflights and a wood-burning stove set against an exposed brick surround. French doors provide direct access to the garden, whilst extensive glazing makes the most of the attractive countryside outlook. The adjoining garage is accessible internally and provides useful utility space, with plumbing for a washing machine and power points for an additional full-size fridge and freezer.

On the first floor are three double bedrooms, each benefitting from engineered oak flooring. The principal bedroom enjoys an en-suite bathroom finished with natural Italian travertine tiles, whilst the remaining bedrooms are served by a well-appointed family shower room.

OUTSIDE

The property is approached via a private driveway providing off-road parking for three vehicles and access to the adjoining garage. The front garden is predominantly laid to lawn with an established tree and planted borders.

To the rear is a delightful west-facing garden enjoying views across the adjoining countryside. An extensive paved terrace provides an ideal setting for outdoor dining and entertaining, leading onto a lawn bordered by mature shrubs and colourful planting. The garden also benefits from a useful storage shed and a particularly attractive rural backdrop.

A right of way exists along a pathway at the foot of the garden, which the sellers advise is only occasionally used.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating with a replacement boiler installed in December 2024.

According to Ofcom, superfast broadband is available with download speeds of up to 31 Mbps. Mobile coverage is limited across all major network providers.

DIRECTIONS

From Totnes, continue into Tuckenhay, passing the Maltsters Arms on your left and continue out of the village. Bow Creek is signed on the left hand side over a stone bridge. Continue into Bow Creek, where the property can be found on your right.



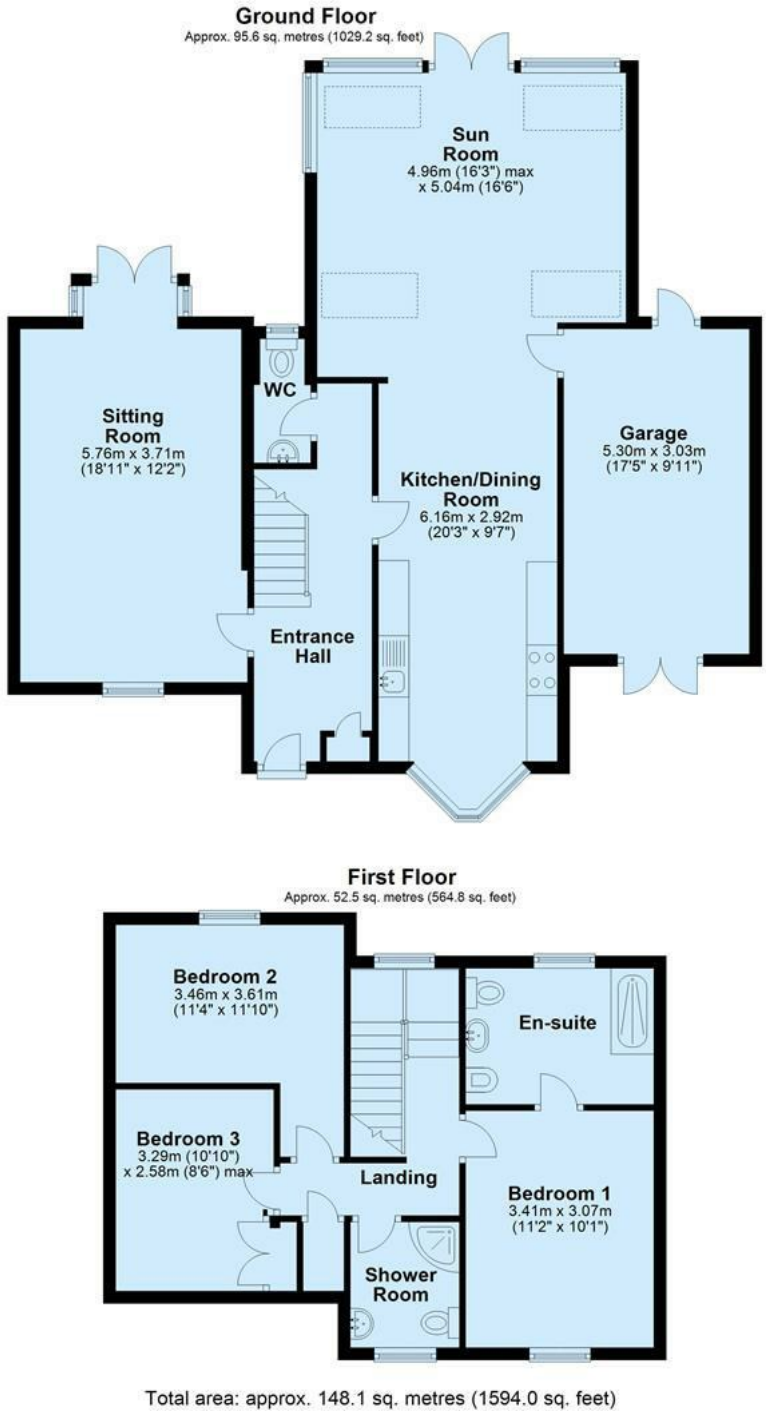




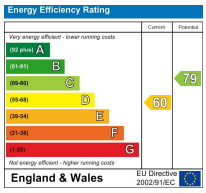




2 Bow Creek, Tuckenhay, Totnes, TQ9 7HP



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk