



Mill Oak House
Bow | Crediton | Devon | EX17 6JE

MILL OAK HOUSE



Mill Oak house is a detached residence in the popular village of Bow, near Crediton. The property has generous accommodation and beautiful gardens and has been much improved by the current owner.



KEY FEATURES

Heading inside, the entrance hall has stairs rising to the first floor with beautiful handwoven wool carpet, and slate tiled flooring downstairs. From here, there is access to the downstairs W.C. and doors to the sitting room, dining room and kitchen.

The sitting room is a bright and airy dual aspect room, with French Doors opening onto the sun terrace. Locally sourced oak flooring and a fireplace with log burning stove adorn the room. Wooden double doors open through to the dining room, which has ample space for a large dining table and accompanying furniture.

The kitchen is generously proportioned and features a convenient breakfast bar. Ample storage is available with a range of cupboards, drawers, and additional wall and base units, ensuring all kitchen essentials can be neatly organized. The kitchen also includes integrated appliances, such as a double oven and hob.

From the kitchen, the utility room offers a practical space and has a further sink and storage cupboards. Steps lead down to the integral double garage, which, due to the layout of the property, offer potential to convert into an annexe or further living accommodation, subject to the necessary planning consents.

There is a covered walkway to the rear of the property which opens out onto the rear garden and leads to a large secure garden store.





SELLER INSIGHT

“ When I viewed this property for the first time, I was attracted to its feeling of peace and tranquillity. Whether I was inside or outside, I could relax and enjoy the views of the trees and the sound of the birdsong. Waking up and looking out of my bedroom window to views of Dartmoor has been an experience I appreciate every single morning. The space and light inside the property add to this feeling of ease which made the property feel like home.

Being a keen gardener, the size of the garden was a big draw for me. Many a happy hour has been spent cultivating the garden and the vegetable plot. I have loved growing my own produce. It is wonderful to pick my own vegetables to cook straight away, my food is always fresh and full of flavour. I have planted apple trees, pear trees and a plum tree. Some of these had fruit last year and will have again this year. There are lots of fruit bushes from which I have made pies and jam.

When I am not working on the garden, I can sit back and enjoy the haven I have created. The patio is the perfect sociable spot to enjoy the first and last meal of the day as it captures both the sunrise and the sunset. And I enjoy sitting on the bench at the far end of the garden and be totally immersed in nature and birdsong.

The garden can be enjoyed in colder weather too. The winter sunsets are amazing to watch while sitting in the sitting room being warmed by the wood burner. The double aspect windows offer a panoramic view of the sun setting, it is truly beautiful.

The house is nicely situated on the edge of the village, off the main road and down a quiet country lane, offering opportunities for country walks, short or long, and easy access to Exeter. The house is raised enough to give privacy from the lane. The patio offers opportunity to be able to chat to villagers as they walk by. The Garden Centre with the Post Office is just a short walk away.

I have enjoyed my time here, and it has been a great base for exploring further afield. I hope the new owners enjoy the peace and tranquillity that this property has given me.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Ascending to the first floor, the landing features a striking triangular window, letting in plenty of natural light. There are doors to the master bedroom, which has built-in wardrobes. Dual aspect windows offer delightful views of the rear garden and Dartmoor in the distance. High quality ash flooring completes the room. A door opens into the en-suite shower room, revealing a well fitted shower room with light blue modern tiles.

There are three further double bedrooms and a single bedroom, which could also be a home office or study. The bathroom completes the accommodation and is well fitted with a modern suite, with a bath and separate shower cubicle.















The front of the house has a large visitors parking area and wooden gates, which open on the driveway and leads to the garage. There is a hardstanding to the left of the house and colourful well stocked front garden.

Extending seamlessly from the sun terrace located to the right of the house, the main garden offers an idyllic setting to enjoy the delightfully landscaped garden. There is a level lawn with an abundance of specimen plants, flowers and mature trees found as you head down the garden. A dedicated vegetable patch and poly tunnel offer opportunities for those with green fingers to cultivate their own produce.









INFORMATION



Services

Mains drainage, electricity and water, oil fired central heating.
Council Tax Band E
Mid Devon District Council
Tenure: Freehold

Area Information

Bow, located in the picturesque region of Crediton, Devon, is a delightful village known for its serene countryside surroundings and strong community spirit. Nestled amidst rolling hills and verdant landscapes, Bow offers a tranquil and idyllic setting for residents and visitors alike. With its charming amenities and proximity to Crediton, the village provides a perfect balance of a rural lifestyle and convenient access to essential facilities.

In Bow, you can immerse yourself in the natural beauty of the area. The village is surrounded by lush green fields, offering ample opportunities for countryside walks, cycling, and exploration. For nature enthusiasts, Dartmoor National Park is nearby.

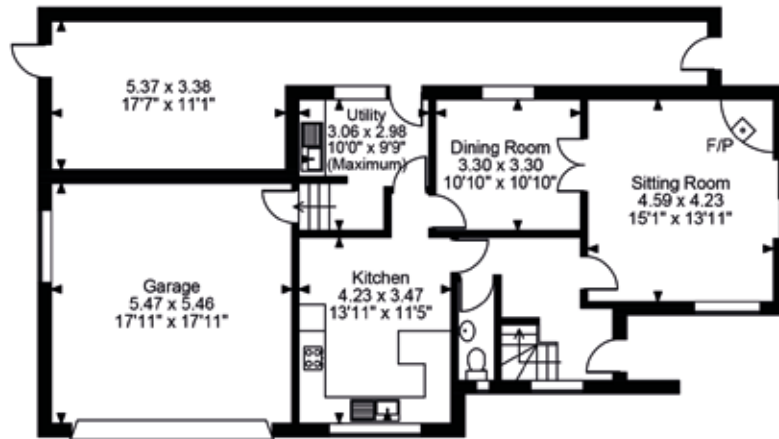
While embracing its rural character, Bow ensures that residents have access to essential amenities. The village features a local convenience store, post office, village hall, and friendly local pubs. These amenities contribute to the strong sense of community and convenience that characterizes Bow, along with the various local events, festivals, and gatherings throughout the year.

Nearby Crediton offers a wider range of amenities, including supermarkets, schools, healthcare facilities, and a variety of shops and restaurants.

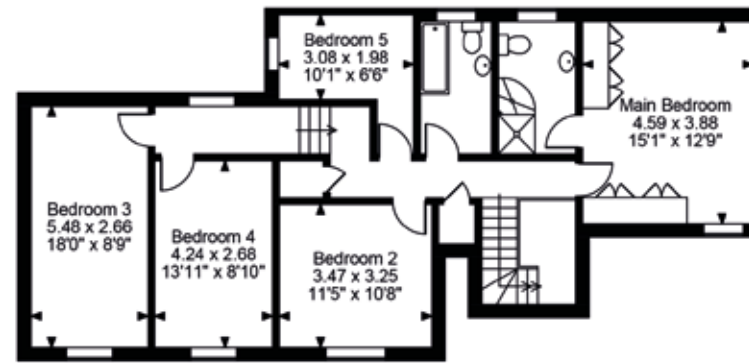
There are also good transportation links with Exeter just 15.9 miles away. Exeter St David's Rail station has regular services to London Paddington and Waterloo. Exeter International Airport flies to many national and international locations.



Mill Oak House, Bow, Crediton, Devon
Approximate Gross Internal Area
Main House = 2067 Sq Ft/192 Sq M
Garage = 321 Sq Ft/30 Sq M
Total = 2388 Sq Ft/222 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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