



Cartlands, Bow

Guide Price £585,000

Cartlands

Bow, Crediton, EX17 6DB

- Barn conversion in a quiet hamlet location
- Over 2000 sqft of accommodation
- Tasteful décor throughout
- Flexible accommodation with 3 receptions
- 4 bedrooms and a separate 1 bed annexe
- Master ensuite
- Level private gardens
- Off-road parking
- Full of character

Less than a mile from the nearest village of Bow, Nymet Tracey is a small hamlet of properties around the ancient church of St Bartholomew. Bow offers public transport connections to Crediton and Okehampton plus a primary school, garden centre with post office and café and a great village shop. It's a great community with plenty going on.

The barn is a great size offering a flexible layout and would suit a range of buyers. It can be used as a 4 bedroom home with an adjoining 1 bedroom self contained annexe, or open the double doors and the annexe becomes part of the house. The dining room has previously been used as a ground floor bedroom too in case it's needed. The whole property offers generous room sizes and character, reminding you of it's former life. There's exposed beams right the way through and we really love the exposed A-frames in the bedrooms adding to the feeling of space and light. The hallway sets the tone with a double height entrance. There's a large sitting room with a feature fireplace housing a wood-burning stove. Double doors from here lead into the annexe (more later).





There's a separate dining room with doors out onto a paved seating area and there's also a former wet-room which is now used as a WC and utility room but could be reverted by a new owner. The lovely kitchen/dining room is an extremely sociable space with plenty of hand built base units and room for a central island/table depending on preference and doors lead out onto a covered seating area within the main garden. On the first floor, the landing gives separate entrances to the main bedroom with exposed beams and an ensuite shower room and the 3 further bedrooms are served by a family bathroom.

The annexe can be used as part of the house, or as an income source or for a dependant. It's got a living room on the ground floor with a small kitchenette area and doors onto it's own paved seating area (opposite side of the house to the main garden). A staircase leads to the first floor bedroom with an ensuite shower room. It's not a big annexe but has everything needed. The current owners have a steady number of guests through the doors.

Outside, the property is accessed from a gated entrance into the plot itself. The walled gardens are of a generous size with mature planting to aid privacy, (although it's a quiet area!) There's off-road parking for 2 vehicles and room for a garage (subject to planning). As well as various places to sit out and enjoy the garden, there's useful storage sheds and the aforementioned under cover area, ideal for alfresco eating, even when the weather isn't too favourable and would make an excellent hot tub location! The garden is laid mainly to lawn but is well established with full beds and borders and home to some lovely trees giving a peaceful, green outlook.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: Converted 1988



Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast Enabled up to 1000Mbps (Ofcom)

Mobile Coverage: Ofcom – outside likely, inside likely.

Drainage: Private Drainage (

Heating: Oil fired central heating and wood burners

Listed: Yes

Conservation Area: No

Tenure: Freehold

BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

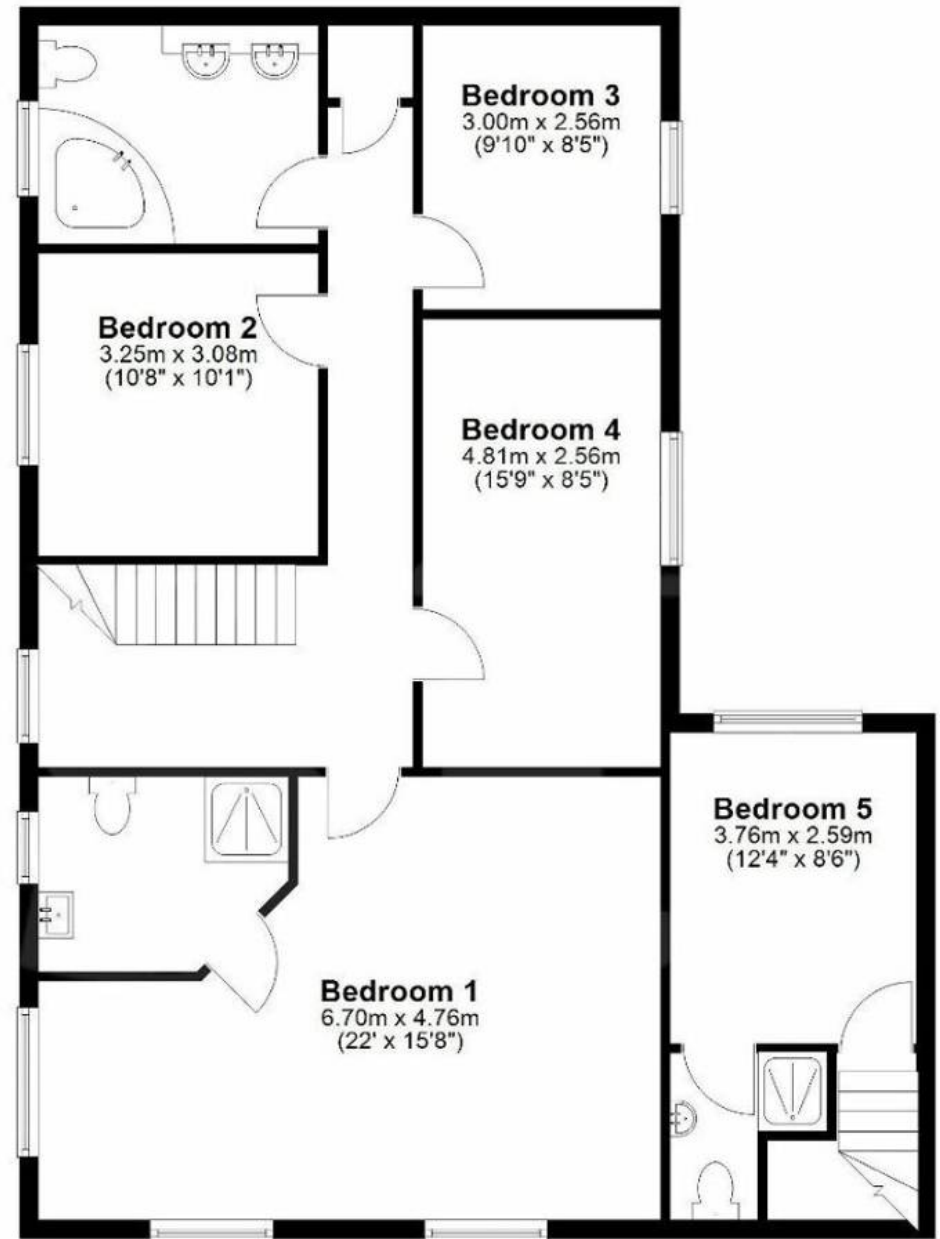
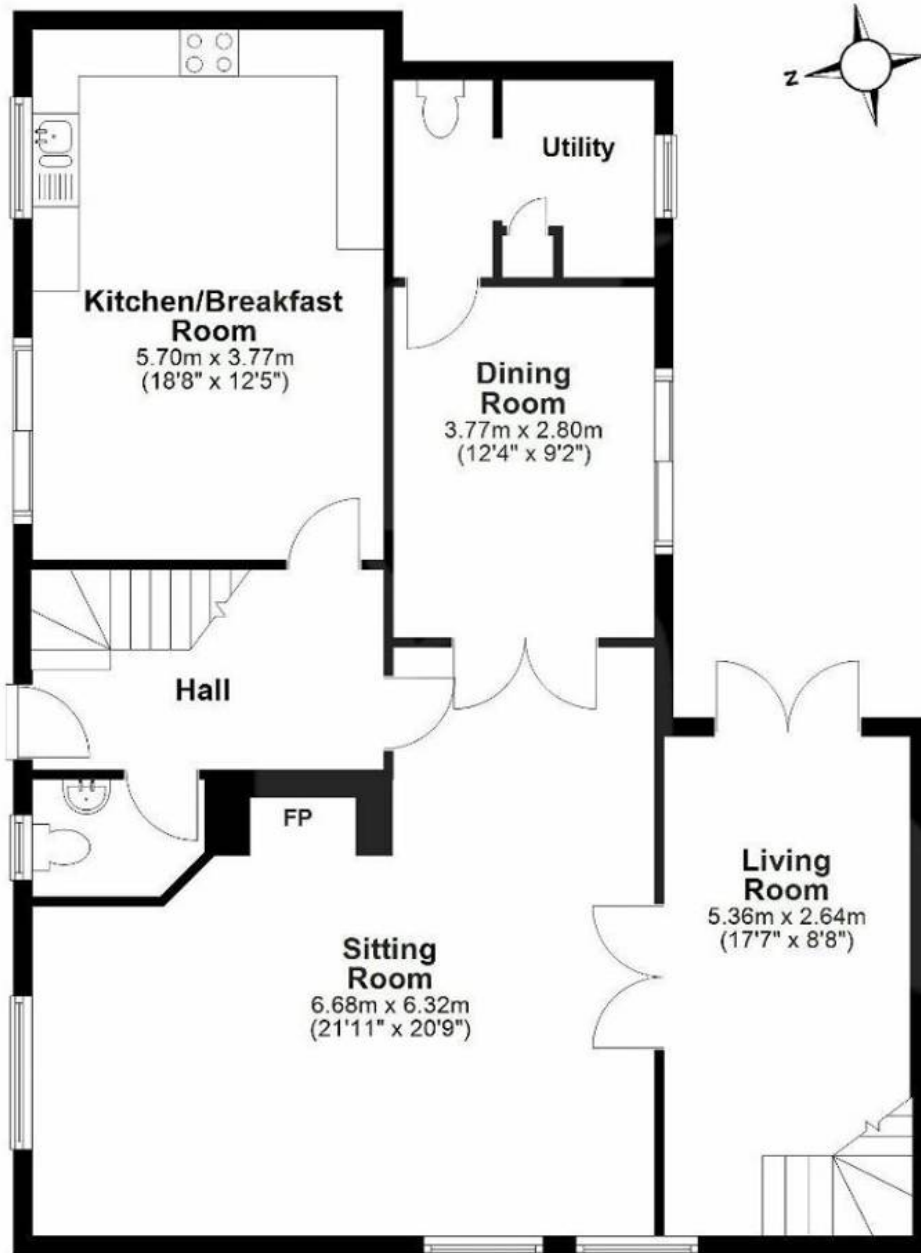
DIRECTIONS

For sat-nav use EX17 6DB and the What3Words address is [///finishers.miracles.frame](https://www.what3words.com/finishers.miracles.frame)

but if you want the traditional directions, please read on.

Arriving in Bow from Crediton on the A3072, go into the village and turn left into Station Road as signed to Spreyton. Pass the school on your left, go around the right hand bend and take the next left as signed to Bow Church. Follow the lane for approx. ½ mile and as you see the church ahead, take the left turn before reaching the barns. Cartlands is the first entrance on the right. For viewings, it maybe worth parking opposite in the church car park and crossing the road.





Ground Floor

First Floor

Total area: approx. 199.6 sq. metres (2149.0 sq. feet)

Cartland, Bow



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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