



## Millham Barn, Bow, EX17 6JE

Guide Price £725,000

# Millham Barn

Bow, Crediton, EX17 6JE

- Brand new barn conversion (2000sqft)
- Equestrian set up with land and manege
- Stables, tack room and feed store
- 4 double bedrooms plus study
- Stylish kitchen/dining room
- Garage, workshop and parking
- 3 acres of grazing land with stream
- Village edge location
- No chain

If you're in the market for an energy efficient, brand new conversion complete with land, stables, manege and outbuildings, all on the edge of a village, quiet and away from main roads, then this place is well worth a look. Located on the edge of Bow, one of Mid Devon's larger villages which boasts a primary school, shop, café, pub, garden centre and medical centre, and with a regular bus service to Crediton and Okehampton, it's well positioned. A small village lane leads to the property and being on the edge, it's got the real countryside feel, all on the level and room to continue to make it your own (stp). We love the fact you can look out of your windows over the adjoining grazing land and it's secure and ready to enjoy.





The barn itself is a brand new conversion, meaning high levels of insulation, modern windows and doors and combined with an energy efficient air source heat pump powering the underfloor heating, it has that lovely constant heat when it's needed. The layout offers over 2000sqft of accommodation, all on one floor and it's worth noting that the large loft (part boarded) provides plenty of storage. There are four double bedrooms with the master having it's own ensuite shower room, plus two family bathrooms. The kitchen/dining room has modern kitchen units with ample storage and working space and is sold complete with integrated appliances including twin ovens. There's a separate matching utility room too, perfect for a home like this. The living room is dual aspect and gives a wonderful view over the grazing land. An extra room, designed as a home office gives further flexibility and could be a fifth bedroom or snug.

Outside, the entire plot extends to approx. 3.5 acres in total with approx. 3 acres being grazing paddock. There's a couple of gates for access for machinery/horse boxes etc which is a useful extra. Adjacent to the house is a large workshop which could be further developed (stp) into additional accommodation such as an office or gym. There's also a large garage, complete with EV charger and plenty of parking and space for horse box etc. For those interested in the equestrian element, there's four stables along with hay/straw/feed storage and a separate tack room, plus the range of outbuildings provide further options and storage. There's a 40m x 20m manege with (silica sand and shredded carpet) and a yard to the front of the stables. The land gives approx. three acres of grazing in one open field. The field is partly fenced (where necessary) and a small stream borders the western boundary.



The stream adds another dimension with the possibility of skimming stones and adventures building rafts for families. The lower part of the field can flood from the stream during wet winters but it quickly subsides. This does not affect the house, gardens, manege, stables, yard or outbuildings or in fact most of the land.

Agents' Note: There are two extra stables (available to purchase separately if required).

#### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC – Mid Devon

Approx Age: Converted 2025

Construction Notes: Standard block with internal insulated timber frame

Utilities: Mains electric, water (borehole), telephone & broadband

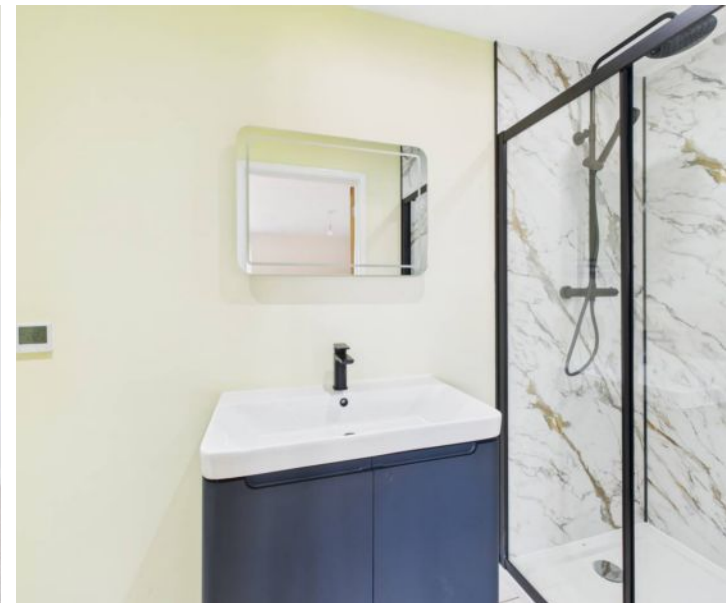
Drainage: Mains

Heating: Air source heat pump with underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold







Approximate total area<sup>(1)</sup>  
189.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**BOW**, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century parish church of St Bartholomew lies on the outskirts of the village at Nymet Tracey. Along side its ancient roots, Bow offers a mix of character and newer properties and is home to families and older couples alike who are attracted by its well-regarded primary school (OFSTED: GOOD) and active community. Bow residents enjoy a range of facilities including a modern doctor's surgery with its wellbeing garden, a local football team, a co-op, and a garden centre with café.

#### DIRECTIONS

For sat-nav use EX17 6JE and the What3Words address is [///glad.mailings.clarifies](https://www.what3words.com////glad.mailings.clarifies) but if you want the traditional directions, please read on.

From Crediton, take the A377 to Copplestone and after the traffic lights, bear left up the hill onto the A3072 towards Bow. Enter Bow and continue through the centre and as the road levels out at the bottom of the village, turn left into Bow Mill Lane. Continue for approx. 500m and then turn right (on a sharp left hand bend) into an unmarked lane and the property will be found on the right after approx. 50m.





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.