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1 Sunnyside

1 Sunnyside, Bow, Crediton, Devon, EX17 6EN



Okehampton 10 Miles, Crediton 8 Miles,  
Exeter 16 Miles

A charming three bedroom, two  
reception room C18 village home, with  
deceptively spacious gardens and  
workshop in popular Mid Devon village.

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Electric Central Heating
- Large Gardens (Approx 300ft In Length)
- Home Office/Workshop
- No Forward Chain
- EPC Band E
- Council Tax Band C
- Freehold

Guide Price £355,000

#### SITUATION

The property is situated in the popular mid Devon village of Bow. The village has an active and thriving community with village shop, pub, primary school, playgroup, places of worship and village hall, as well as a modern medical centre and Garden Centre. There are good services in neighbouring towns with Crediton and Okehampton both offering a good range of local and nationally owned shops and businesses. The cathedral and university city of Exeter has a large shopping centre and direct access to the M5 motorway, together with mainline rail and international air connections. The Dartmoor National Park is easily accessible at Okehampton and the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy travelling distance.

#### DESCRIPTION

A deceptively spacious three bedroom, two reception room C18 village residence. This charming property offers many original features including stone fireplaces to the sitting room and kitchen/breakfast room, exposed floorboards, timbers and beams. In brief the property offers a kitchen/breakfast room with newly fitted electric range cooker, a formal dining room and sitting room with multi fuel burner. Completing the ground floor is a utility room and bathroom. On the first floor there are three bedrooms and a family bathroom. The gardens are a particular feature of the property and are deceptively spacious, perfect for a garden enthusiast. They incorporate lawned and seating areas, flower beds and borders, together with a number of vegetable beds, together with a greenhouse/potting shed. Towards the rear of the garden you have a large workshop, home office and garden shed. The property has planning permission granted for a first floor extension, which would add two further bedrooms and an ensuite. The property is offered with no ongoing chain.

<https://planning.middevon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PXD4XFKS03J00>

#### ACCOMMODATION

Via front entrance door and glazed insert to ENTRANCE HALL: Engineered oak floor, fitted book shelf, under stairs storage cupboard, door with staircase to first floor, doors to KITCHEN/BREAKFAST ROOM: Traditional range of base cupboards and drawers with oak work surfaces over, plumbing for dishwasher and inset butler sink. Stone fireplace with electric range cooker, double glazed window to front. DINING ROOM: Solid French oak floor, French doors and

single door to garden, access to loft space. Door to, UTILITY ROOM: Stripped wood floors, window to rear, plumbing and space for washing machine, tumble dryer and white goods. fitted cupboard, door to BATHROOM 2: Comprising WC, Cast iron bath with shower attachment, pedestal wash basin, opaque window to rear. SITTING ROOM: Double glazed window to front, feature inglenook fireplace with multi fuel stove.

FIRST FLOOR LANDING: Access to loft space, window to rear. exposed elm floorboards, door to BEDROOM 1: Exposed elm floorboards, ornate cast iron fireplace, window to front with window seat. BEDROOM 2: window to front with window seat, ornate cast iron fireplace, exposed elm floorboards. BEDROOM 3: Window to front with window seat, beamed ceiling. BATHROOM: Wood panelled bath with tiled surround, shower attachment and screen door. WC, pedestal wash basin, window to rear, airing cupboard with electric central heating boiler and linen shelves.

#### OUTSIDE

Immediately to the rear of the property is a patio with iron railing surrounds. Adjacent is a cobbled area with pergola, a gravelled seating area and lawned area with flower/shrub borders. A central path continues down through the garden with a number of raised and ground vegetable beds and seating areas. Large GREENHOUSE/POTTING SHED and patio area. This lovely garden then widens at the rear and provides a large lawned area with further raised beds and offers a large WORKSHOP: with door and windows to front, electric light and power connected. Further GARDEN SHED and GARDEN OFFICE: with door and window to front and range of shelving. Parking is on street to the front of the property.

#### SERVICES

Mains Electricity, Water and Drainage. Electric Central Heating.

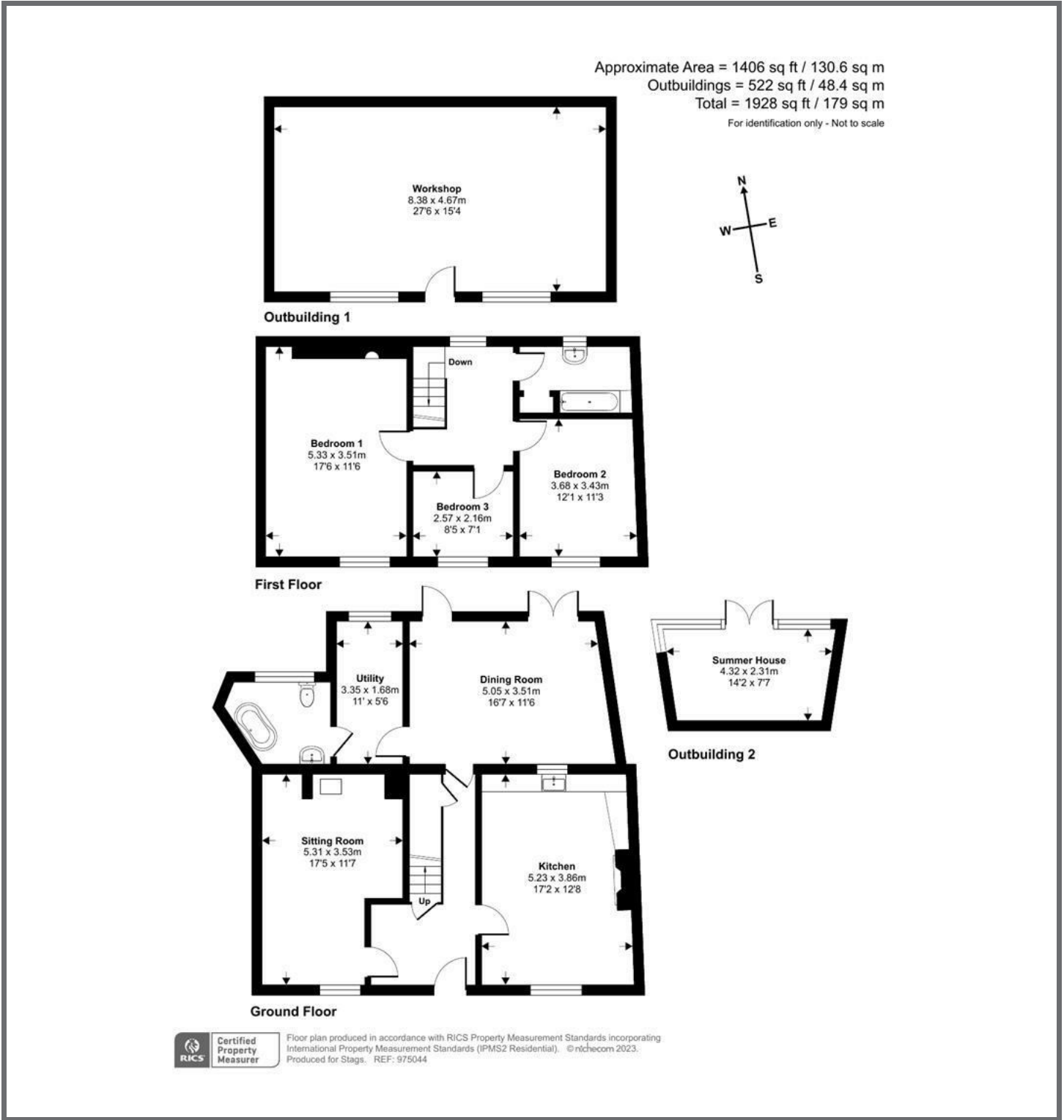
#### DIRECTIONS

From Okehampton proceed out of the town in a north easterly direction onto the Crediton Road and proceed out of the town taking the B3215. Stay on this road until reaching the village of Bow, proceeding up through the village whereupon the property will be found upon the left hand side identified by a stags for sale board.

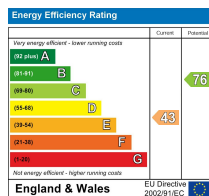








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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