



## Haycroft House, Bow, EX17 6EY

Guide Price £375,000

# Haycroft House

Bow, Crediton

- Architect designed detached contemporary home built in 2015
- Located in the Mid Devon village of Bow
- High specification build with excellent energy efficiency, solar PV and insulation
- Spacious living room with wood-burning stove
- Large kitchen and breakfast room opening into dining room
- Three bedrooms including principal with en-suite
- Ground floor WC with potential to enlarge into a shower room
- Modern design features including zinc roof and double glazing
- Level, enclosed courtyard gardens plus additional garden with views
- Ample parking, car port with scope to extend (stp)

Haycroft House is an individual, architect designed home built in 2015, offering a more contemporary feel than many in the village while still sitting comfortably within its surroundings. Bow is one of Mid Devon's larger villages, with a strong sense of community and a good range of amenities including a primary school, shop, café, garden centre and regular bus links to both Crediton and Okehampton.





Inside, the house has been thoughtfully designed to create a practical and comfortable living environment. The living room is a generous space with a wood-burning stove providing a natural focal point, while the kitchen and breakfast room offers plenty of room for everyday use and opens through into a dining area, creating a sociable and connected layout. A separate utility room adds to the practicality of the ground floor, alongside a cloakroom WC which could be enlarged to incorporate a shower if required. There is also scope, subject to any necessary permissions, to incorporate the covered car port into the main accommodation if additional internal space is ever needed.

Upstairs, there are three bedrooms including a principal bedroom with en-suite, alongside a family bathroom. The house has been built with efficiency in mind, including high levels of insulation, double glazing, solar panels to reduce energy costs\*, and an external oil-fired boiler, while the zinc roof adds a distinctive and contemporary touch to the overall design.

Outside, the main gardens are level, enclosed and directly connected to the house, making them ideal for both children and pets. There is ample parking along with the covered car port. In addition, a separate area of garden was acquired by the current owners, which now offers an exciting opportunity. Although currently overgrown, it includes established planting and has the potential to be restored into a superb additional outdoor space, with elevated views across the village rooftops towards the surrounding countryside.

Overall, Haycroft House offers a well balanced combination of modern design, efficiency and flexibility, in a village setting that continues to prove popular with a wide range of buyers.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, water, telephone & broadband. \*it is understood that the Solar panel FIT is transferable to a new owner.

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating and wood burner

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

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.

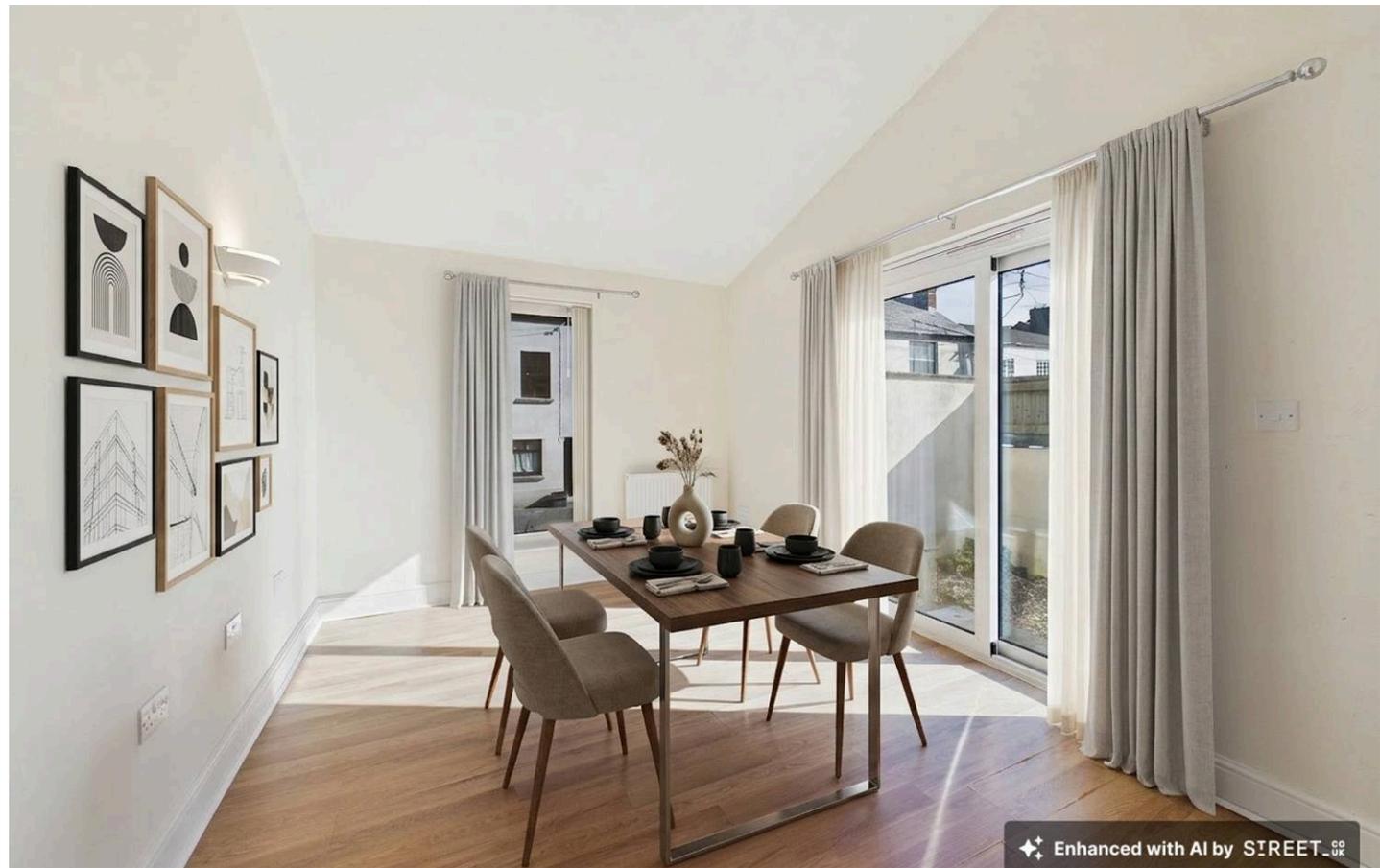
#### Agents Notes:

#### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

#### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.





Floor 0

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



Floor 1



(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.

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**Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Rights of Way:**

We're informed by the seller that the property benefits from a right of way over the driveway. Buyers are advised to confirm details and legal status with their conveyancer.

**Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

**DIRECTIONS :** Please use EX17 6EY for sat nav and the what3words is ///stoops.narrates.scratches



Entering Bow on the A3072 from Crediton/Copplestone, proceed past the cross roads in the centre (signed to Spreyton) and after approx. 400m, look out for the entrance to Haycroft House on the left.



# Helmores

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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.