



## 3 Dukes Cottages, Bow, EX17 6HH

Guide Price £125,000



## 3 Dukes Cottages

Bow, Crediton, EX17 6HH

- Village home in need of renovation
- Thatched character
- Large living room
- Kitchen / diner
- 2 bedrooms to first floor
- Large rear garden
- Outbuildings
- No chain

Bow, one of the areas larger villages and home to a wealth of clubs and societies. Set between Crediton and Okehampton, the village is well situated to make the most of what Devon has to offer. There's an excellent village store, a garden centre with café and post office and a village primary school (bus to secondary). A regular bus links to Okehampton, Crediton and Exeter.

Located towards the top end of the village is a row of 5 thatched homes – Dukes Cottages. Grade II listed, No.3 is the middle of the terrace with it's character thatched roof and thick cob walls. The property has, until recently been lived in but it is in need of improvement throughout, however, the basis is there for a wonderful home. On the ground floor, the old stone steps lead to a pretty unique front door. The living/dining room is a good size with storage cupboard and through to the kitchen/dining room at the rear.







There's a ground floor bathroom too. Subject to planning, one would likely reposition the back door or knock through to the outbuildings from the kitchen. On the first floor, this was clearly one large room in the past but a central stud wall separates into two rooms. The garden is a real feature of the property, with a lower cobbled area leading to the outbuildings and then steps up to the lawn and productive vegetable plots. The garden is a bit of a hidden gem, you wouldn't expect it from the front and has been well looked after. Towards the end of the garden are a couple of storage sheds too.

**Agents' Note:** Due to the work required, if you require a mortgage, please check with your lender before offering that they would lend on this home.

#### **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 B – Mid Devon

Approx Age: 1800's

Construction Notes: Cob and thatched

Utilities: Mains electric, water, telephone & broadband

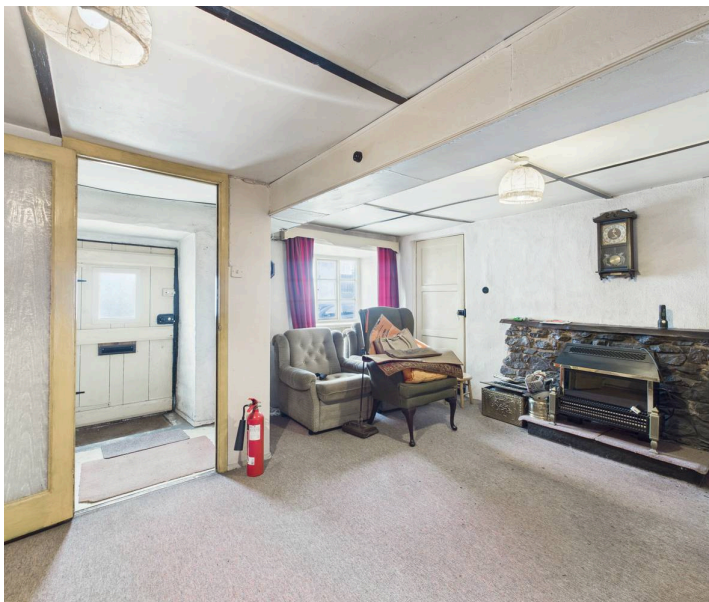
Drainage: Mains

Heating: None

Listed: Yes

Conservation Area: Yes

Tenure: Freehold





**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 6HH and the What3Words address is [///logic.indicated.dragon](#) but if you want the traditional directions, please read on.

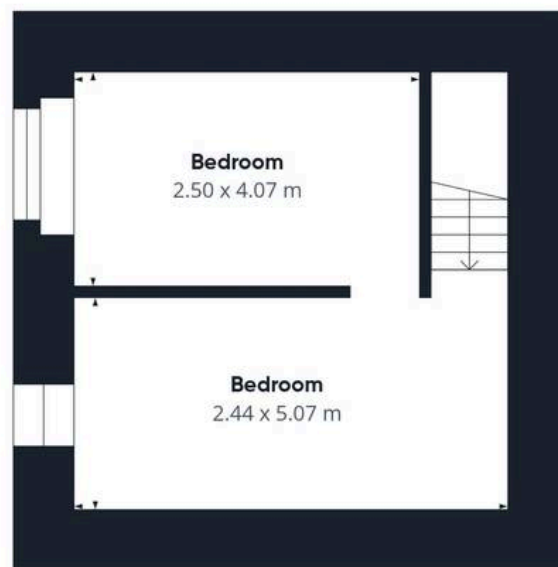
Leave Crediton along Western Road towards Copplestone. Once you reach Copplestone, go through the village, turn left onto the A3072 towards Bow immediately after the traffic lights. As you enter Bow village, pass the left turn to Iter Park and then the cottage will be found on your left. If you continue approx. 100m, the village car park is on your right (no charge) and you can walk back to view.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
63.8 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





# Helmores

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