



Sweetfield House



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Bow, Crediton, Devon, EX17 6JS

Bow village (1.3 miles), Crediton (6.3 miles), Exeter (13.8 miles)

A wonderful family home full of character with large gardens and a triple garage on the outskirts of the charming village of Bow.

- Traditional thatched cottage
- Open plan kitchen/breakfast room
- Views over the garden
- Detached triple garage
- Council Tax Band: F
- Wonderful rural setting
- Not listed
- 4 bedrooms
- Beautiful gardens
- Freehold

Guide Price £650,000

## SITUATION

Sweetfield House enjoys a wonderfully private and tranquil setting at the end of its own track, surrounded by rolling countryside and bordered by farmland on three sides. The house sits in a peaceful rural position without being isolated with panoramic views across the adjoining fields, offering an idyllic backdrop and a true sense of space.

Bow village has an active and thriving community with a village shop, primary school, playgroup, places of worship, community centre and a modern, highly regarded medical centre. There is a bus service to the neighbouring towns. Extensive amenities and local railway services can be found in the nearby historic market towns of Crediton and Okehampton. Secondary education is provided through the outstanding state system of Queen Elizabeth School in Crediton and Okehampton Community College. The university and cathedral city of Exeter has a wide range of facilities befitting a centre of its importance, including excellent dining, shopping, theatre and recreational pursuits. Exeter also has mainline railway services to London Paddington and Waterloo, whilst its international airport lies just to the east of the city.

## DESCRIPTION

A wonderful family home of considerable charm, Sweetfield House extends to approximately 1,900 sq ft (excluding the garage) and offers generous, well-proportioned rooms throughout. The property has been carefully maintained by the long-term owner and benefits from oil-fired central heating, excellent ceiling heights and an abundance of natural light. The property is full of charm and offers an excellent opportunity to become a perfect family home.



## ACCOMMODATION

The welcoming entrance hall is fitted with Chinese slate flooring that leads through to the dining room and features the staircase to the first floor. From here, there are three reception rooms: a comfortable sitting room with an open fireplace, a dining room with a log burner with stone surround, and a tiled floor conservatory/garden room designed to take full advantage of the superb views. The kitchen/breakfast room provides ample space for a table and is fitted with a range of base, wall and drawer units, as well as space for a Range Master cooker, and opens directly into the garden room, creating a sociable everyday living area. A utility room and ground-floor cloakroom add to the practicality of the layout. The ground floor is fitted with double glazed sash windows throughout.

Upstairs, the first floor comprises four double bedrooms, each positioned to enjoy far-reaching countryside views, together with a family bathroom.

## OUTSIDE

The property is approached via its own private track, owned by Sweetfield House, which leads to a gated entrance providing extensive parking. A triple garage, with an electric door in the middle, includes a useful store/office. The garage features an attractive thatched frontage with profile metal sheeting to the rear. In front of the garage is a stone building known as the Privy, of which one side is currently used for kennels, and the other, an extra storage space for garden tools.

The gardens are a notable asset, extending to approximately 0.93 acres (excluding the access track). Enclosed by hedging and fencing, they offer wonderful views across adjoining farmland. The main garden includes a generous lawn, established borders, and a pond, while a productive fenced area provides vegetable beds, a greenhouse, shed and composting areas. This section also houses the three metal-framed kennels, ideal for dogs or additional storage.

Along the entrance way, is a bridle path and foot path.

## SERVICES

Utilities: Mains electricity and water

Drainage: Septic tank

Heating: Oil fired central heating, log burner, open fire with smokeless fuel

EE, Three, Vodafone and O2 network available (Ofcom)

Standard broadband available (Ofcom)

## DIRECTIONS

From Exeter, take the A377 through Crediton to Copplestone. At Copplestone, take the A3072 to Bow and before entering the village take the left turn onto Churchlands. Follow the road round to your left and onto Junction Road, passing the doctors surgery. Continue for 0.7 miles until you reach the brick cottages on the left, and turn left onto the bridle way. The property will be found at the end of the track through the five-bar gate.



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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 57  | 76      |           |

EU Directive 2002/91/EC

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