



Warren House, Bow, EX17 6EY

Guide Price **£600,000**

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Warren House

Bow, Crediton

- Amazing contemporary village home
- 4 double bedrooms and study
- Superb family home
- Solar and air source heat pump
- Parking, car port and garage
- Built as a one off in 2015
- Ample storage with scope to convert
- Great private gardens
- In a third acre plot

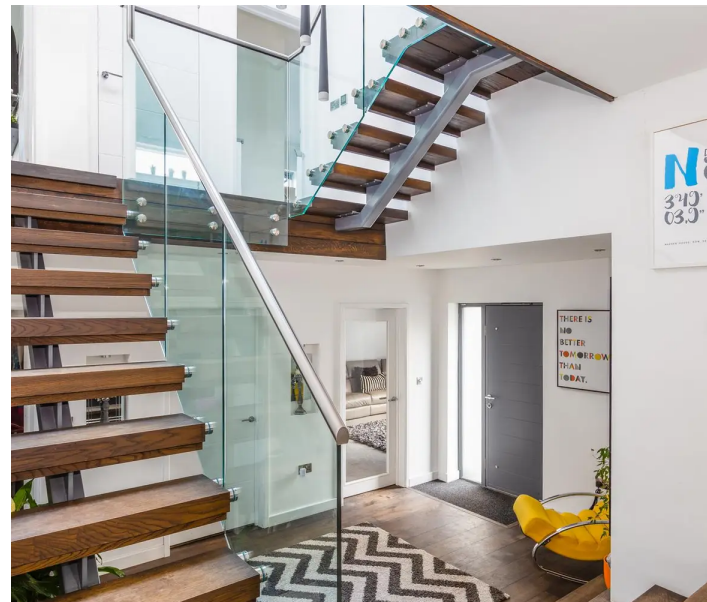
A central entrance hall with double height ceiling and a large roof light sets the tone for the whole house, the oak and glass staircase takes you to each of the split levels, adding character and flexibility to the property. On the ground floor is a large kitchen/dining/family room with granite and quartz surfaces and built in Neff appliances. The bi-folding doors allow this room to open out onto the patio garden too.



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The living room is another generous room with plenty of light. As one would expect, there's a ground floor WC and a utility room which connects to a rear hall and into the garden store (with power door to the rear garden), plant room and into the former garage which has been used as a bar/gym but could easily go back to being a garage (powered door to front). Up the beautiful staircase to the first split level landing which is light and spacious and provides access to the master suite with a huge walk in wardrobe/dressing room and a luxury ensuite. There's also storage on this level and bedroom two. Just a few more steps to the higher split and there's two further double bedrooms and the family bathroom with separate bath and shower.



Outside, the property is approached from a private drive and into it's own parking area. There's plenty of room for multiple vehicles and it has two car ports plus an EV charger. The garage is still in place too although currently split into two rooms as previously mentioned. The remainder of this lower level is paved with pathways and private patios to the rear.

Steps take you up to the main garden, an excellent space and in total the plot is approx. a third of an acre which gives a great balance of internal and external space. The majority of the garden is laid to lawn and a very well engineered tree house allows for some rooftop and countryside views by it's occupants.

In summary, this is a rare opportunity to acquire a one off contemporary village house with plenty of space inside and out plus some excellent design ideas and a great specification.

Please see the floorplan for room sizes.

Current Council Tax: F (Mid Devon £3087.59)

Utilities: Mains electric, water, telephone and broadband

Fastest broadband speed within this postcode:
Up to 74Mbps (Rightmove)

Drainage: Mains drainage

Heating: Air source heat pump - underfloor throughout plus heating and colling units in Bed 1, 2 and central landing.

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west towards Copplestone. Go through Copplestone, bearing left after the traffic lights onto the A3072 to Bow. Enter the village of Bow and approx. halfway down through, you'll see a stone wall on the left with a driveway to Warren House marked.



Ground Floor

Approx. 171.2 sq. metres (1843.0 sq. feet)



First Floor

Approx. 103.0 sq. metres (1108.3 sq. feet)



Total area: approx. 274.2 sq. metres (2951.4 sq. feet)

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