



# 1 Iter Court, Bow, EX17 6BZ

Guide Price £530,000

**HELMORES**  
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# 1 Iter Court

Bow, Crediton

- Fantastic detached house
- 4 double bedrooms and 2 ensuites
- Nearly 2000 sqft of internal space
- Farmhouse style kitchen
- Utility room and ground floor WC
- Flexible open plan living spaces
- Separate study/play/dining room
- Ample parking and double garage
- Level garden and rear yard

Iter Park is a beautiful development of different housing styles. It was built in the early 2000's and was very well designed with a circular road and a central park and courtyard. The house types vary from smaller terrace houses up to town houses and then onto larger detached houses which gives a very interesting and characterful street scene. The house is full of solid oak finishes giving a high quality feel throughout. It's a real mix of character and convenience too with the warmth and comfort of a modern house and the feeling, space and character of a much older property.



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The house is the largest on the development and has nearly 2000 sqft (180sqm) of internal space (plus the double garage) over the two floors. The exterior stone and uPVC windows are very low maintenance on the outside and give it a standout look, plus the “roundhouse” room to the end of the living spaces which is a unique feature and part of the original build. Once inside, the difference between this and your average modern house becomes clear, open spaces, solid oak flooring and staircase, plus a beautiful oak and glass screen between the hall and kitchen, all these touches add to the feeling of quality, light and openness. There’s a sociable 6m farmhouse style kitchen with plenty of space and a useful utility room opening onto the paved rear courtyard. The central hallway is definitely a talking point and a large living room opens into the “garden room” with plenty of light. There’s double doors to another reception room which can be used for a variety of things but is a super home office or playroom. On the first floor are the 4 double bedrooms, 2 of which have ensembles plus there’s the family bathroom.

Outside, a curved wall gives privacy (this could be increased with a small fence along the driveway aspect) and leads you into a good sized parking area with space for plenty of vehicles. There’s a double garage and a side gate gives access to the rear paved courtyard. The main garden sits to the side (west) of the house and is mainly level lawn with some paved paths and seating area.





Please see the floorplan for room sizes.

Council Tax: Band E (Mid Devon 2022/23 £2612.57)

Utilities: Mains water, electric, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

**DIRECTIONS :** From Crediton, head on the A377 to Coplestone and immediately after the traffic lights, turn left onto the A3072 towards Bow. As you enter the village, take the second left into Iter Park, bear left initially and then right into the central courtyard - Iter Court. No 1 is on the left.

what3words: ///potential.treaties.oils

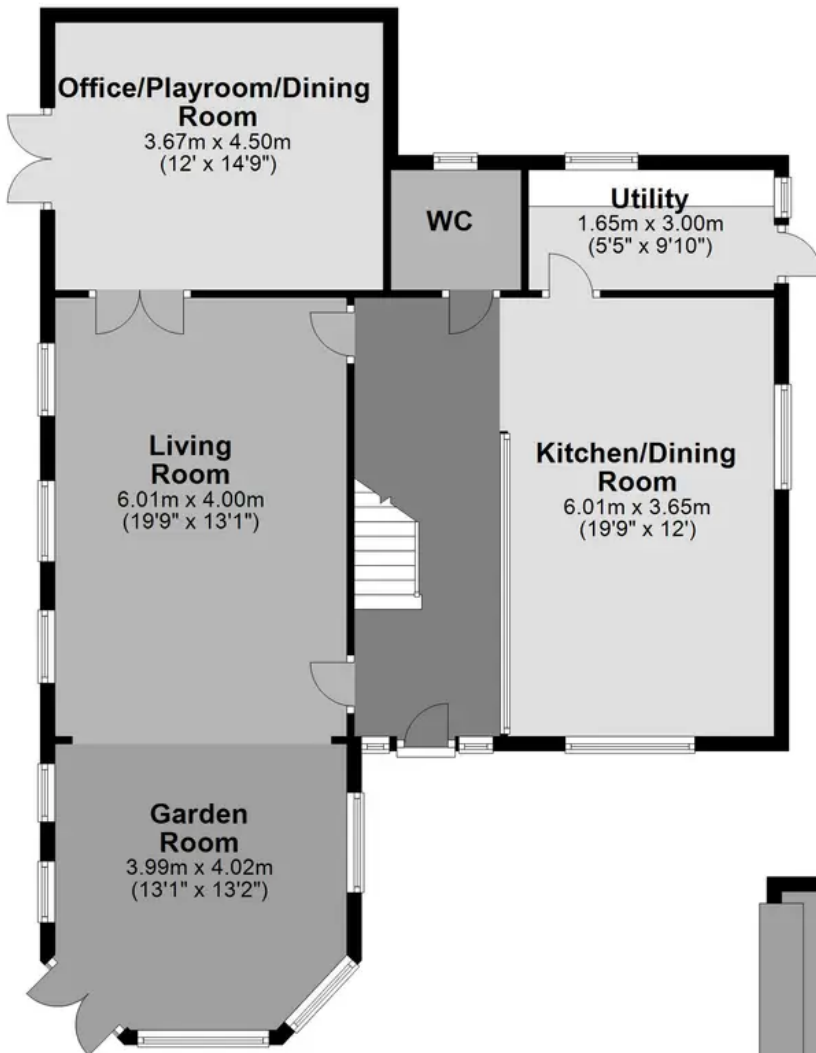
BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means Sacred Grove in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.





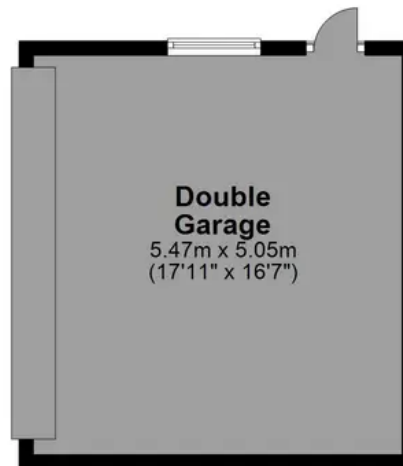
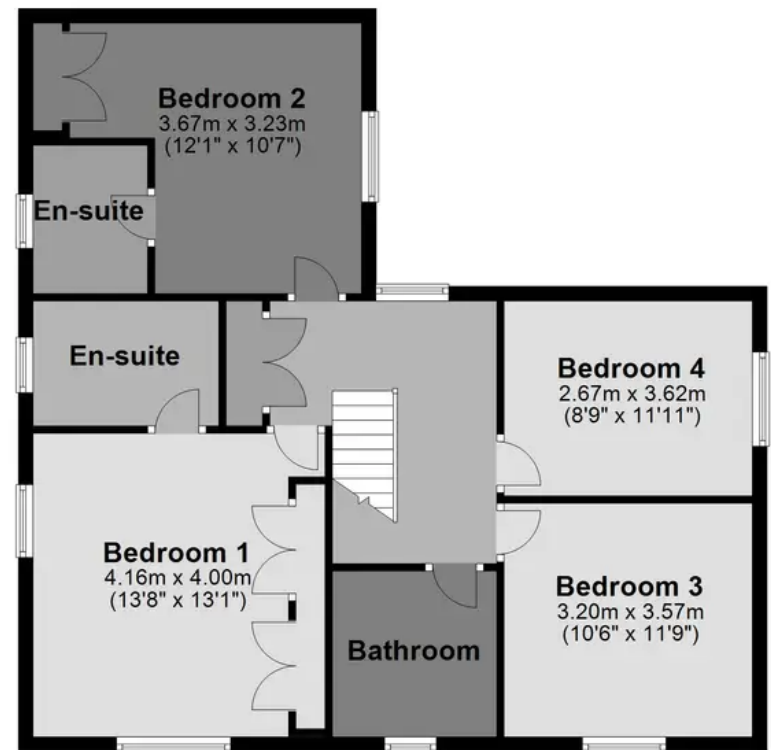
### Ground Floor

Approx. 128.2 sq. metres (1380.4 sq. feet)



### First Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



Total area: approx. 204.3 sq. metres (2198.5 sq. feet)

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