



## Mill Oak House, Bow, EX17 6JE

Guide Price £525,000

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# Mill Oak House

Bow, Crediton

- Wonderful large detached house
- Village edge position overlooking fields
- 5 bedrooms with master ensuite
- Walking distance to shop and public transport
- Separate dining and utility rooms
- Oil fired central heating and wood-burner
- Large covered store along the rear
- Ample parking and double garage
- Fantastic level garden

Built in the 1990's, Mill Oak House is a large, detached family home, right on the edge of the village with some stunning views over the surrounding countryside. Being slightly elevated, the outlook is mainly over the fields and garden with some stunning sunsets in the evenings that can be enjoyed from many windows. The house offers great space with over 2400 sqft (inc garage and rear store) so there's plenty of internal room to enjoy. This is also matched outside, the open aspect to the front certainly adds to the feeling of space and the long garden is overlooked by the living room and the master bedroom.

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Internally, the house is presented in very good order. The current owner has added some lovely additional touches with solid wood flooring though the ground floor living spaces and an up to date wood-burner was installed in 2021. All of the room sizes are generous and the entrance hall is certainly welcoming. The living room opens on to the garden through sliding doors and is linked to the dining room through a set of double doors too, making either cosy or more open spaces.

The kitchen/breakfast room is a good size and has a wonderful outlook out over the fields. To the rear of the kitchen is a useful utility room and just 3 steps down links you to the double garage with up and over door to the front driveway. It's worth pointing out that across the back of the house is a very useful covered store, ideal for outdoor/garden equipment. On the first floor there's a total of 5 bedrooms, the master bedroom having an ensuite shower room and enjoys plenty of built in storage and some lovely views. The 4 further bedrooms are served by a central landing with built in storage and the family bathroom.

Outside, on the initial approach, a driveway sweeps in from the quiet country lane and offers a lower area of parking for guests. A set of double gates then gives access to the private parking area with ample parking for numerous cars and this in turn leads to the double garage. The garden sits predominantly to the side (South) of the house and enjoys the sun for most of the day and into the longer summer evenings. There's a large paved patio area just outside the living room and then the remainder of the garden (which extends to approx. 40m / 130ft) is mainly level and lawned with planted beds and productive vegetable plots. There's a polytunnel and garden store too to satisfy those with green fingers!



Please see the floorplan for room sizes.

Current Council Tax: E Mid Devon 2022/23 – £2612.57

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Fastest broadband speed within this postcode: Up to 30Mbps (Rightmove)

Drainage: Mains drainage

Heating: Oil-fired central heating and wood-burner

Listed: No

Tenure: Freehold

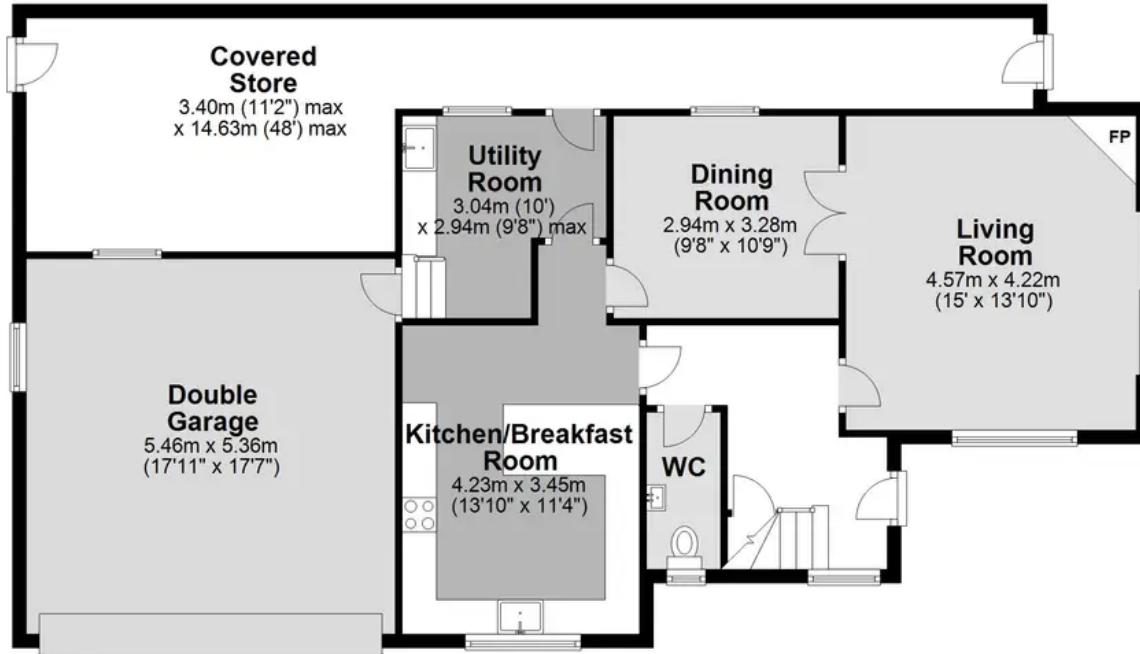
**DIRECTIONS:** From Crediton High Street, head west towards Coplestone. Go through Coplestone, bearing left at the end of the traffic lights and joint the A3072 towards Okehampton. After a couple of miles, you'll enter the village of Bow, go almost through the village and turn left into Bow Mill Lane (if you reach the Co-Op, you've gone too far!). The property will be found first on the left. For viewings it is suggested to park at the bottom of the drive and walk through the gates.

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. 128.3 sq. metres (1380.9 sq. feet)



### First Floor

Approx. 95.1 sq. metres (1023.1 sq. feet)



Total area: approx. 223.3 sq. metres (2404.1 sq. feet)

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