



# 1 Lamacott Farm Cottages, Bow, EX17 6DA

Guide Price **£450,000**

**HELMORES**  
SINCE 1699

# 1 Lamacott Farm Cottages

Bow, Crediton

- 17th Century two double bedroom Grade II Listed cottage
- Plus three bed detached lodge
- Lovely rural position, just one neighbour
- Set in 0.36 acres, wonderful countryside views
- Spacious living room, large open fireplace
- Beautiful gardens with many areas
- Open carport / parking for two cars
- Oil fired central heating

Located just under half a mile from the nearest road, this truly is a little slice of Devon to enjoy! The property consists of a two bed cottage plus a three bed lodge and is handily situated 2 miles from the villages of Copplestone and Bow, accessed via a country lane. Lamacott Cottage is one of a pair of semi-detached cottages with open views over the surrounding countryside and across the valley to Down St Mary, allowing you to immerse yourself in nature and tranquillity.



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The 17th century Grade II Listed property has two double bedrooms served by an upstairs white suite bathroom with shower over the bath. Downstairs is larger with a great sized living room, complete with a big open fireplace and bread-oven, a kitchen diner plus a walk-in pantry accessed under the stairs, which leads to an open-ended lean-to store. The property has oil fired central heating throughout.

THE STUDIO LODGE is detached and faces onto its own garden. It was converted from stables about 35-40 years ago and has since been extended and now offers an open-plan kitchen dining area complete with wood-burning stove & mezzanine above, with double doors to the living room, plus three snug bedrooms, a shower and WC. This has potential for a number of uses subject to necessary permissions.

The beautiful grounds and gardens extend to 0.36 acres in total with wonderful sweeping lawns connecting different areas and offering the fantastic far reaching rural views. There are two ponds, a vegetable plot plus some beautiful wildlife areas. There's also an open carport giving parking for 2 vehicles, with scope to easily create further parking if desired.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,217pa)

Utilities: Mains electric, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (cottage shares a septic tank with neighbour, The Lodge has it own septic tank)

Heating: Oil-fired central heating

Listed: Grade II Listed

Tenure: Freehold



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.

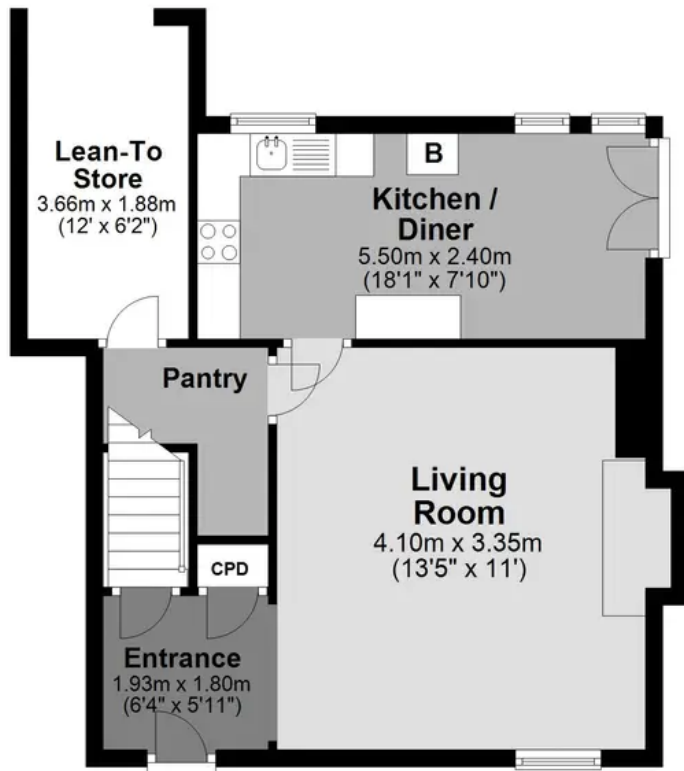
COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

**DIRECTIONS: DON'T USE SAT-NAV!** From Copplestone turn off towards Bow (A3072), after 1.5 miles turn right up Lamacott Lane (marked by a Helmores board), head up the hill and then turn left down the lane/farm track when the road splits. Lamacott Cottage is the first cottage on your right.

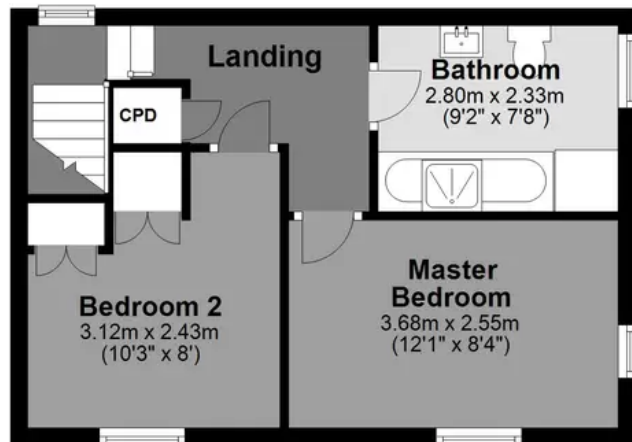
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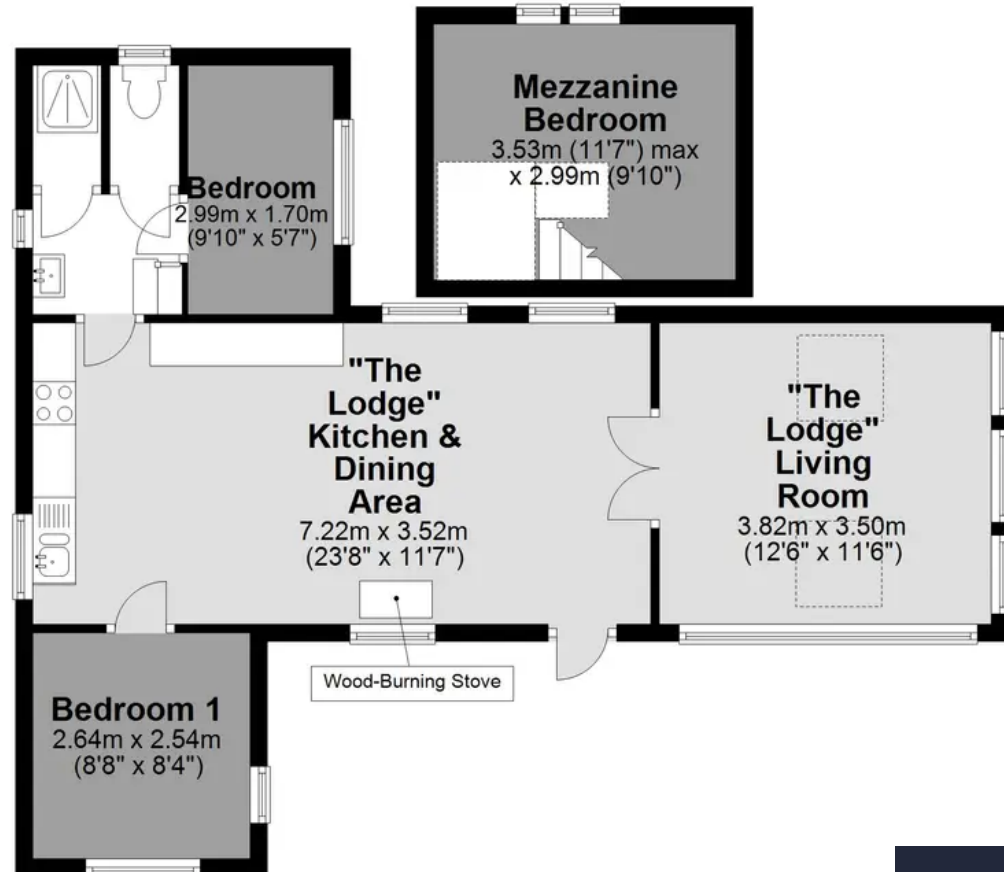
### Ground Floor



### First Floor



### The Lodge / Studio





# Helmores

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