



## Sweetfield House, Bow, EX17 6JS

Guide Price £675,000

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# Sweetfield House

## Bow

- Pretty thatched former farmhouse
- Approx. 1750 sqft of accommodation
- Not listed
- 4 double bedrooms
- 3 reception rooms
- Just under half acre plot
- Quiet countryside location
- Triple garage and outbuilding
- Incredible rural views

Bow is one of Mid Devon's larger villages with a thriving community and is well positioned close to the centre of the county. Crediton and Okehampton are the nearest Towns but the village is well catered for with its own primary school, regular bus service, pub, garden centre with café and a really good Co-op store plus a medical centre which is well regarded by the local residents.





Less than a mile away, Sweetfield House occupies an enviable position at the end of its own track giving it a quiet and private position with the most amazing countryside views over the adjacent countryside. It's bordered by farmland on 3 sides and with only one neighbour (who has a right of way over the track), it's a beautiful spot in the countryside without being isolated.

The house itself is a large (approx. 1750sqft plus garage) former farmhouse which offers amazing space and potential. It's got oil fired central heating and has been well maintained by the current owner who has lived here for many years. The room sizes are generous and ceiling heights are too. Although a little dated (kitchen/bathrooms/décor), it's certainly got character and it's clear to see what this house could be. Internally, the entrance hall is welcoming with the staircase to the first floor and 3 reception rooms laid out as a living room with an open fireplace, a dining room with a wood-burner and a conservatory/garden room to take in the views. The kitchen has room for another table and chairs and opens into the garden room. There is also a utility and ground floor WC, both very useful in a house like this. On the first floor are 4 double bedrooms, all taking in the incredible views and a family bathroom.



Outside, as previously mentioned, the house is accessed via a track (owned by Sweetfield House) and this is then gated to provide ample access and parking. There's a triple garage which has been sectioned off internally but could be reverted to a larger space and there's a separate store/office within the garage. The garage has a thatched frontage with a metal profile to the rear. The gardens are a real feature of the house with hedging and fencing surrounding, the views over the adjoining fields are beautiful. In total, the plot is approx. 0.44 acres (including the house and parking but not the access track) and the main garden is zoned into the main lawn with pretty planted borders and a pond and then a further fenced off productive growing area with vegetable beds, a greenhouse, shed and composting areas which also contains 3 metal framed kennels.

Agents' Note: The ridge on the thatch of the garage roof is booked in to be done and therefore this will be done by the time of completion. The main house was re-thatched in 2019.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2024/25-  
£3391.26

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private Drainage (Septic tank)

Heating: Oil fired central heating

Listed: No

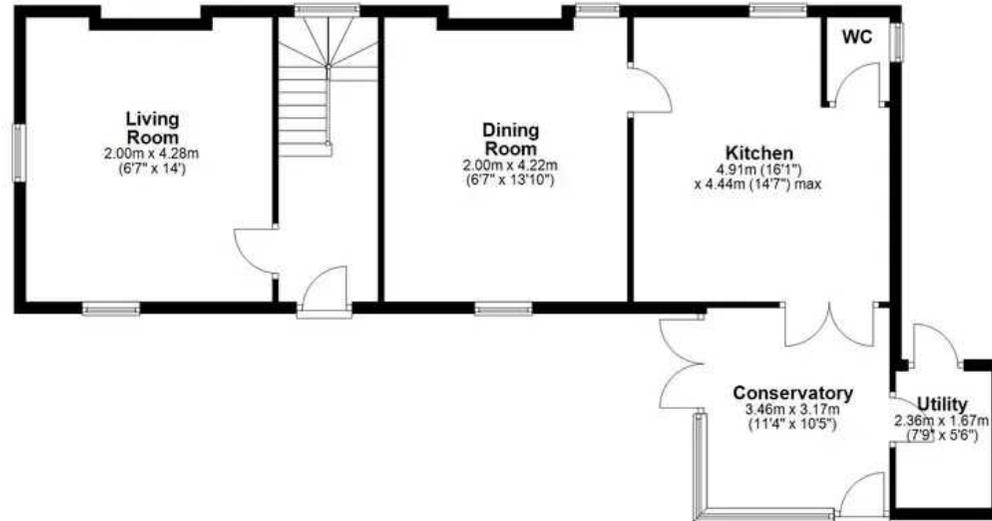
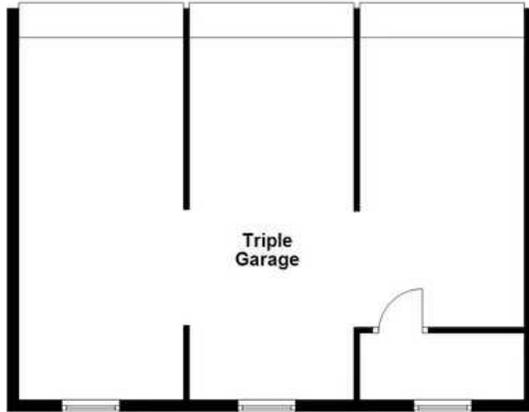
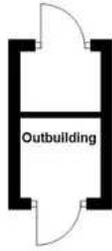
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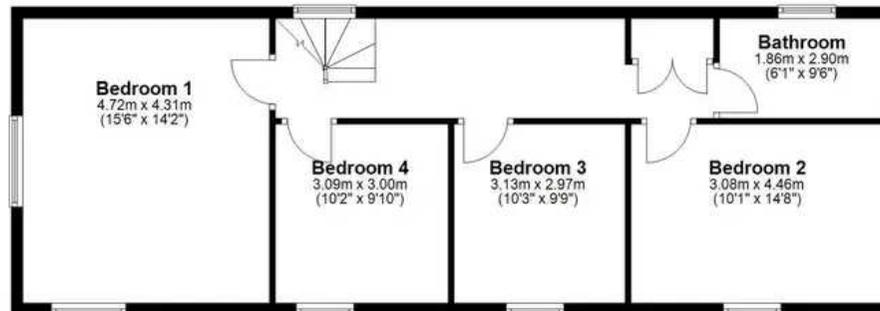
### Ground Floor

Approx. 148.4 sq. metres (1597.2 sq. feet)



### First Floor

Approx. 73.4 sq. metres (790.6 sq. feet)



Total area: approx. 221.8 sq. metres (2387.7 sq. feet)





**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, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

**DIRECTIONS** : For sat-nav use EX17 6JS and the What3Words address is [///gear.exits.stands](https://www.what3words.com/exit/gear/exits/stands) but if you want the traditional directions, please read on.

From Crediton, proceed to Copplestone on the A377 and go through the traffic lights, then bear left up the hill onto the A3072 towards Bow. As you reach Bow, take the first left (signed to Coleford/Colebrooke) and bear around to the left, passing the medical centre. Continue for approx. 0.8 miles and turn left into a track (immediately before a Appledore Cottages, a row of three). Continue up the track which bends to the right, pass Sweetfield Cottage and continue to Sweetfield House.



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