



1 Hildens Cottages, Bow, EX17 6EN

Guide Price £325,000

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1 Hildens Cottages

Bow, Crediton

- Period village cottage
- Character and space throughout
- 3 bedrooms and two bathrooms
- Living room, kitchen/diner and garden room
- Bespoke kitchen with Rayburn
- Large garden - over third of an acre plot
- Detached two storey barn with potential
- Double gates and access to side

Somewhat over-used phrases, often used by estate agents are “Deceptively Spacious” or “It’s a tardis”, what these phrases actually mean is you should look beyond the façade to see what’s on offer. This is certainly the case here in Bow. Set in the centre of this Mid-Devon village with a primary school, shop, pub, garden centre, café and public transport links, it’s a fantastic Grade II family home with plenty of character, space and a very special, large garden to the rear. If you like your home to be unique, then you’re going to like this one. That said, it’s a



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traditional linear layout running from front to back and worth noting is that the thatch only forms about 50% of the roof so from a maintenance and insurance point of view, this is good news.

Access is gained via the gated entrance to the front which opens into a covered passage, ideal for storage of outdoor equipment or even motor bikes etc. This passageway is owned by 1 Hildens and there's no additional rights of way for anyone else. The main door is on the side of the house and opens into the cosy sitting room with it's deep window seat and wood-burning stove, it's a comforting room with exposed timbers and shelving with a large cupboard. The kitchen/dining room has a brighter, lighter feel with quarry tiled flooring and hand made oak units, with a built in dishwasher and being in keeping with the style of the cottage. There's a solid fuel Rayburn which heats the hot water and can be used to cook on so helpful with electricity costs! (there is also an immersion for summer use/back up) and it also heats the towel rail and radiators on the first floor. Beyond the kitchen is a stunning timber framed garden room with clear glass roof and large picture windows looking over the initial part of the garden. There's also a WC and wet room to give an extra facility to the ground floor. From the kitchen, stairs lead to the first floor with 3 double bedrooms, full of character and with vaulted ceilings adding to the volume and light in each room. There's a very useful study area to the landing and the family bathroom.



Immediately to the rear of the garden room and passageway, there's a private courtyard garden, ideal for entertaining being close to the house and kitchen etc. A two storey detached barn offers excellent storage and hobby space over both floors and has potential to be further improved and suited to a range of uses (stp). A pathway leads from the courtyard into the main garden which is very large and has been left somewhat to nature. There's plenty of room for growing your own produce or having a few animals and pathways have been created through. The garden extends all the way to the bottom where the small stream marks the boundary. Within the garden are some timber outbuildings for storage/potting etc. The garden is a real feature of the property and is a blank canvass for someone to get hold of and enjoy.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25-
£1826.07

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

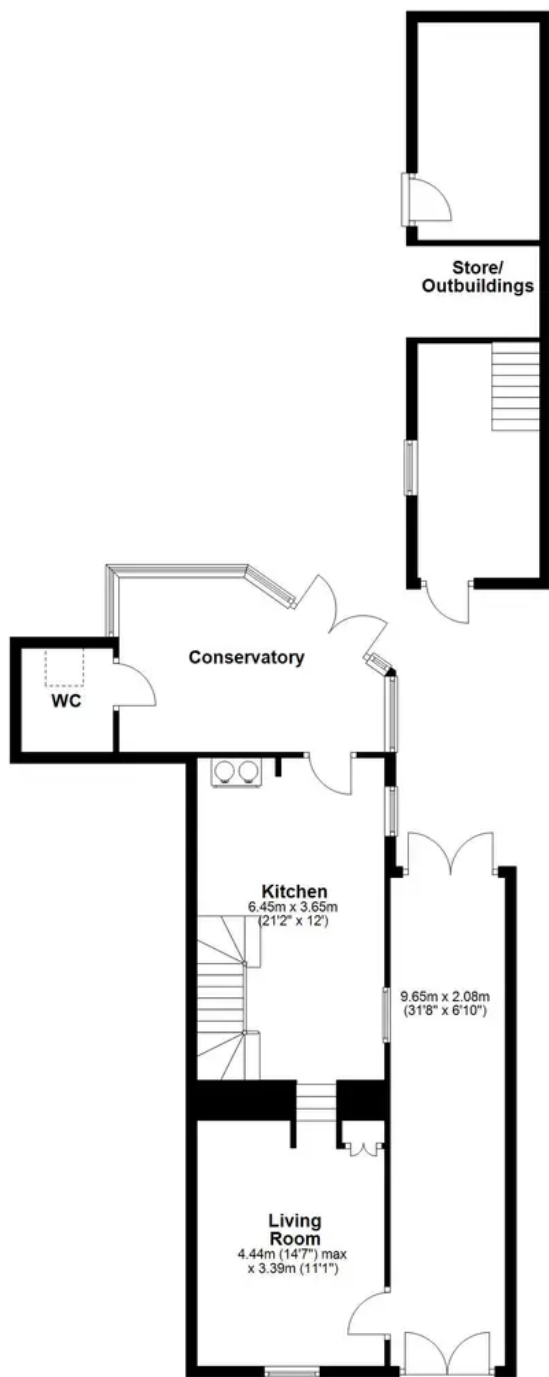
Heating: Wood burner and solid fuel Rayburn for first floor radiators and hot water (immersion backup).

Listed: Yes – Grade II

Tenure: Freehold



Ground Floor
Approx. 98.5 sq. metres (1060.5 sq. feet)



First Floor
Approx. 85.3 sq. metres (918.4 sq. feet)



Total area: approx. 183.8 sq. metres (1978.9 sq. feet)





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