



Millham Farm, Bow, EX17 6JE

Guide Price **£400,000**

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Millham Farm

Bow, Crediton

- Village edge property
- 4 bedrooms
- Chalet bungalow
- Generous level plot
- Further 1 acre also available (separate negotiation)
- Double garage and parking
- Expired planning to extend
- No chain

If you're looking for a property with a generous plot, in a village, quiet and away from main roads, then this place is well worth a look. It's right on the edge of Bow, one of Mid Devon's larger villages which boasts a primary school, shop, café, pub, garden centre and medical centre, and with a regular bus service to Crediton and Okehampton, it's well positioned. A small village lane leads to the property and being on the edge, there's a good sized garden, all on the level and room to extend (stp). There's also a separate acre of land adjacent to the property which could be purchased (by separate negotiation) making this a very attractive opportunity.

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The property could be used as a bungalow but there is a first floor which adds an additional 2 bedrooms and a second bathroom, so there's plenty of flexibility. Millham Farm has been in the same family for over 25 years and is now being offered for sale. In that time, there have been many improvements throughout and it offers very comfortable accommodation over the 2 floors. With uPVC double glazing and oil fired central heating (plus wood burner), plus a well fitted kitchen and modern bathrooms, there's little for a new owner to do, except maybe a lick of paint for personal preference. The layout gives 2 bedrooms and a bathroom to the ground floor, a large living room which opens onto the gardens as well as the kitchen with limestone flooring, granite worktops and integrated appliances. So the property is flexible in its uses as a house or bungalow. There were previous passed permissions to extend the property which have now lapsed but is useful to know.

Outside, the driveway provides ample off-road parking for a few vehicles and leads to the attached double garage to the side. The front garden sets it back nicely and there's a good sized rear garden too, all on the level. The rear garden sits to the west meaning afternoon and evening sun. In the garden are a couple of very useful stores which may be able to be converted to office/workshop space. Across the lane is a 1 acre paddock that is available by separate negotiation but being right next door would be a real asset to this property if desired.

Please see the floorplan for room sizes.



Current Council Tax: Band E – Mid Devon 24/25- £2869.53

Approx Age: 1960's

Construction Notes: Standard

Utilities: Mains electric, water (Bow water), telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Conservation Area: No

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, 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 6JE and the What3Words address is [///egging.lovely.suggested](#)

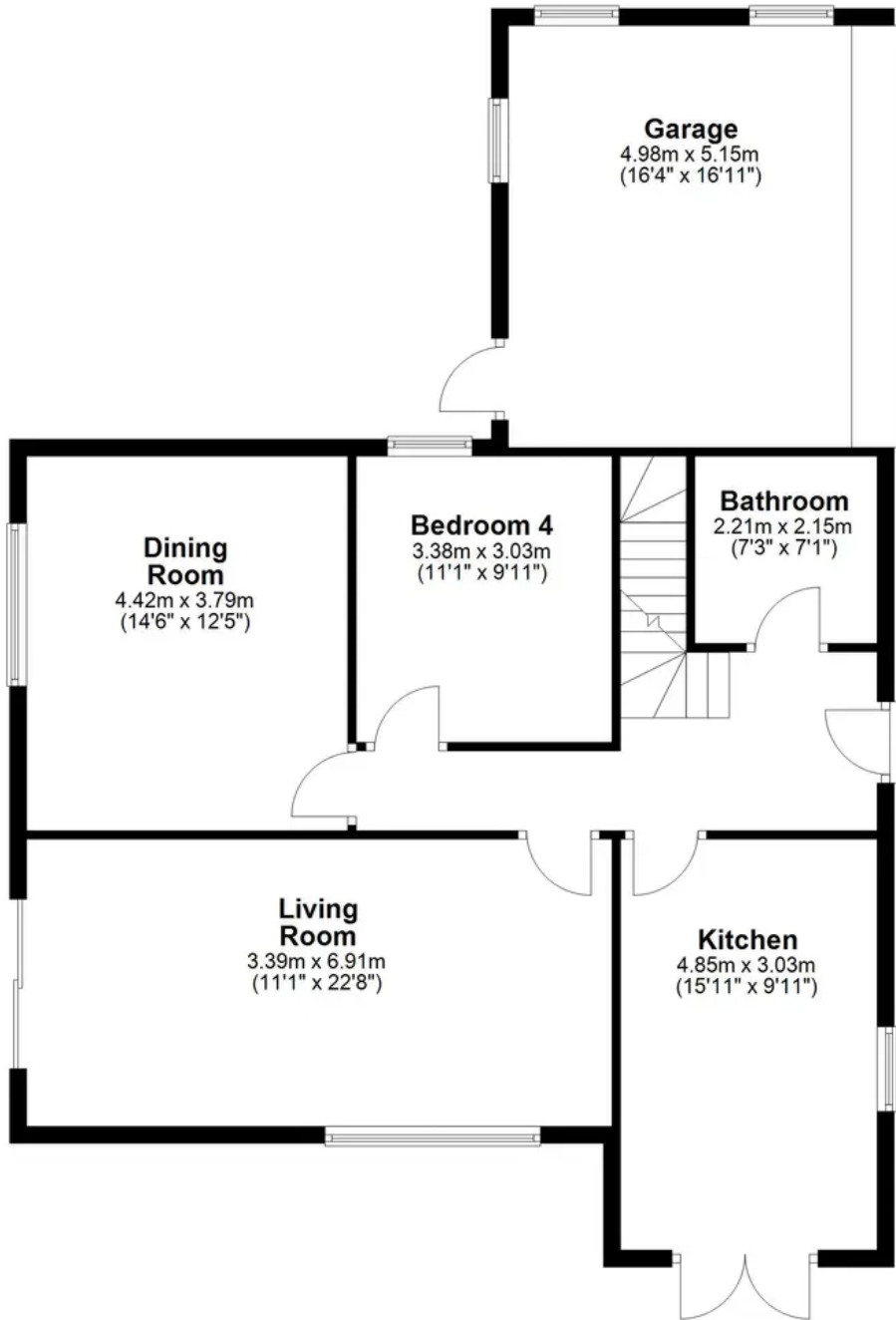
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Copplestone on the A377. After the traffic lights in Copplestone, bear left onto the A3072 towards Bow. Continue through Bow and towards the bottom of the hill (before reaching the shop) turn left into Bow Mill Lane and follow this road and Millham Farm will be found just before the sharp left hand turn.



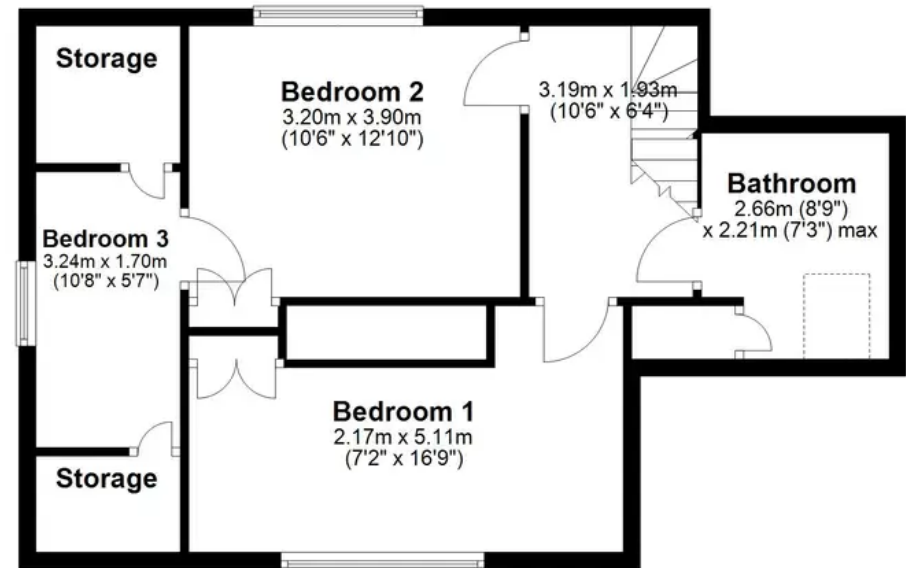
Ground Floor

Approx. 110.0 sq. metres (1183.7 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 162.0 sq. metres (1743.8 sq. feet)

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