



Tannery House, Bow, EX17 6JP

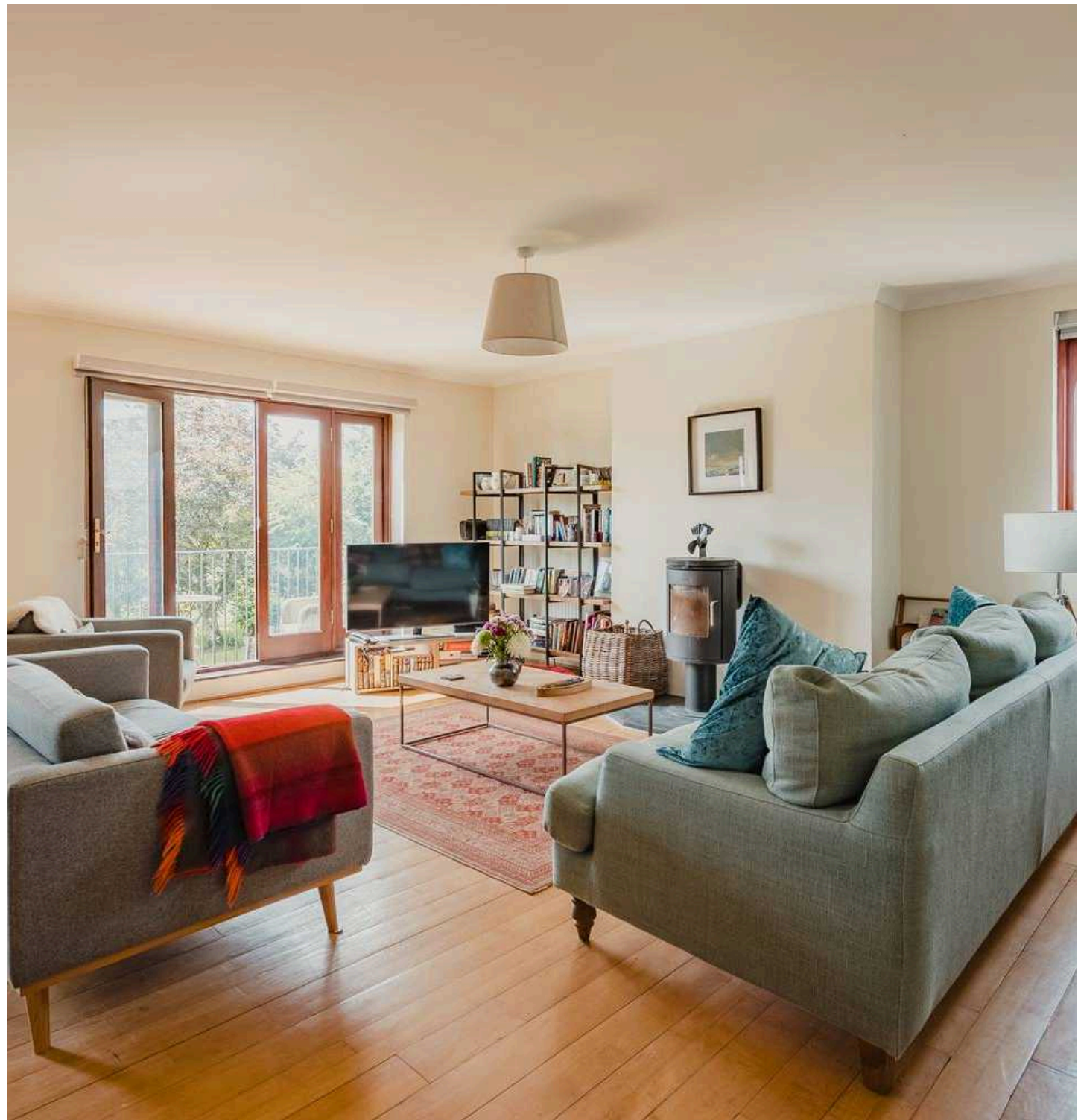
Guide Price £950,000

Tannery House

Bow, Crediton

- Large country house
- Beautifully presented & over 3000 sqft
- 5 double bedrooms inc annexe
- Large room sizes
- Suit multigenerational living
- Set in 1.2 acre garden plot with pond
- South facing gardens
- Village edge location in Mid Devon
- Ample parking and outbuilding
- Not listed
- No chain

Nestled within the rolling Devon hills, with breathtaking rural views, Tannery House is a beautifully presented, detached family home, offering over 3,000 sq. ft. of light and versatile living space. With four spacious bedrooms and a self-contained one-bedroom annexe (making 5 in total), this property is perfect for larger families or multigenerational living, separate guest accommodation, or even a rental opportunity.





Despite its rural feel, its just a short drive from local amenities in the village of Bow. Just 7 miles from Crediton and 15 miles from Exeter, Bow lies between Dartmoor and Exmoor National Parks, offering endless opportunities for outdoor activities such as walking, cycling, and riding. The Two Moors Way is close by too, providing miles of unspoilt countryside to explore.

The house sits in beautiful grounds, with a gated driveway at the front providing ample parking for multiple vehicles. The rear garden, which is south-facing, provides a total plot of approx. 1.2 acres and offers a wonderful mix of lawns and terraces – ideal for outdoor dining and entertaining. The well-maintained lawns, colourful flowerbeds and various shrubs create a peaceful haven, while the summer house, orchard, log store and bull pen add practical and usable space, all with a unique charm. There's even a serene "wild" area and a natural pond for those who love a bit of nature on their doorstep.



Internally, you instantly notice the bright and airy feel of this spacious home, with its charming tiled flooring and elegant staircase leading to a galleried landing. The design touches found throughout give a great mix of character and more modern living and the first floor living area makes the most of the stunning views. The layout works well as one entire home or indeed as two. There are several options for the layout with a range of rooms which can be used as bedrooms or living spaces to suit – a totally flexible arrangement. We love the large light rooms and doors opening onto the south-facing balcony – perfect for soaking in those garden and far-reaching countryside views. Another option for this home is to rent out part of the house to generate an income, one that has successfully been done by the current owner with an excellent rental record with Airbnb.

Tannery House is one of those places that really does work as a home when you're there due to the flexible nature of the numerous rooms. On paper, this flexibility isn't so obvious, so a viewing is highly recommended!

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: Converted in 1990's

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband

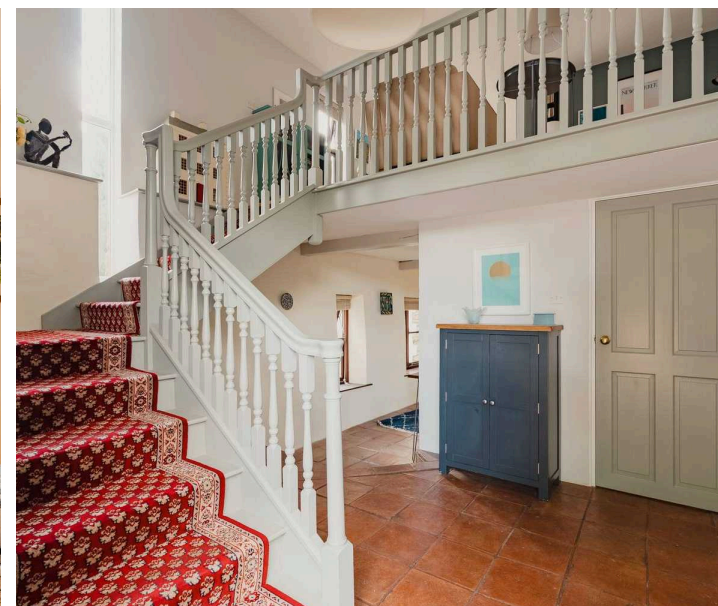
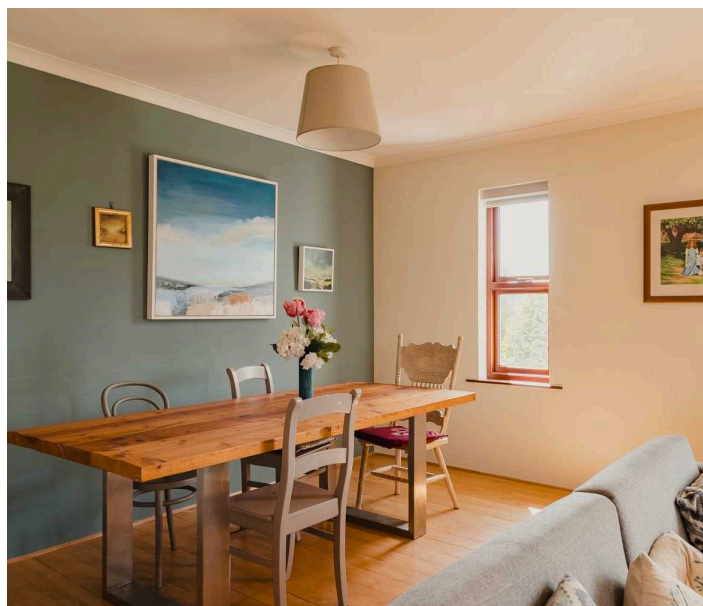
Drainage: Private Drainage (septic tank)

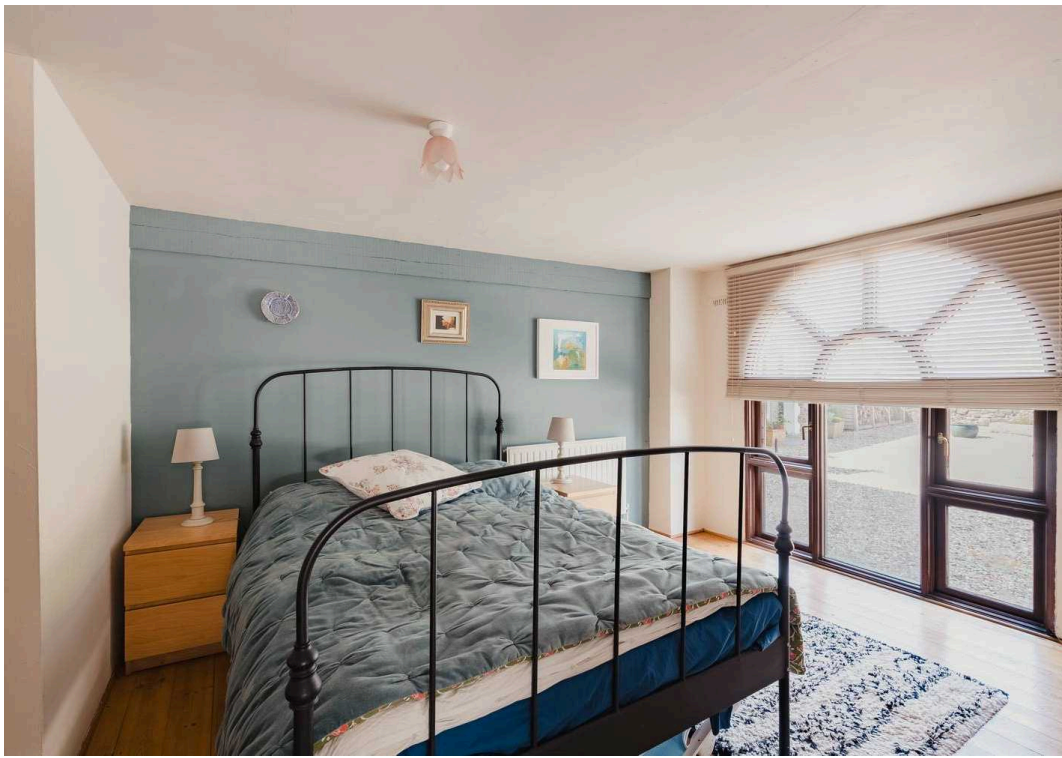
Heating: Oil fired central heating and wood burners

Listed: No

Conservation Area: No

Tenure: Freehold with a covenant restricting a business being run from here.





Tannery House Bow, CREDITON
Total internal area 3,062 sq ft (284 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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 6JP and the What3Words address is [///resonates.crossings.reckon](https://www.what3words.com////resonates.crossings.reckon)

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

As you enter the village of Bow from Copplestone on the A3072, take the first left onto Junction Road (by the medical centre) and follow the lane around to the left. After approx. 400m, take a right turn into a private lane and the property will be the first on the left.





Helmores

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