



Barons Wood
House



Barons Wood House

Bow, Crediton, EX17 6LQ

Exeter 16 miles Crediton 10 miles A30 8 miles

- 5,100sq ft
- 6 Bedrooms
- 4 Bathrooms (3 wet rooms)
- Stunning kitchen
- Converted 2-bed Cider Barn
- Delightful gardens
- 2.25 Acres

Guide price £1,150,000

SITUATION

Barons Wood is situated in a fabulous rural part of Devon, surrounded by rolling hills and enjoying far reaching views. There are no near neighbours providing a high level of privacy yet the property is conveniently positioned with good access to the university and cathedral city of Exeter, the A30 and the M5 motorway.

Exeter (16 miles) provides a wide range of facilities befitting a city of its importance along with an international airport. The market towns of Crediton (10 miles) and Okehampton (13 miles) provide a choice of schooling and shopping whilst local villages Zeal Monachorum (1.5 miles) and Bow (2.5 miles) provide facilities including pubs.

The Dartmoor National Park is 9 miles to the south where there is a range of rural pursuits and a stunning area for riding.

DESCRIPTION

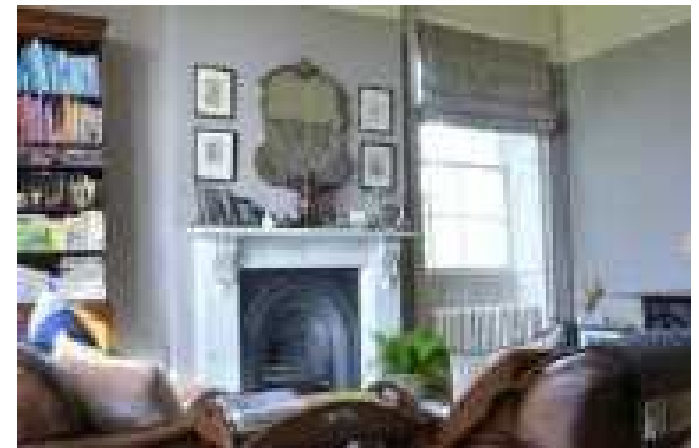
Barons Wood House dates from 1861 replacing a much earlier dwelling on the site. Being from this early Victorian era, it has a layout and proportions of accommodation typical of a house of its era with excellent ceiling heights and with two large bay windows on the south side, with the house positioned to take advantage of the wonderful views.

ACCOMMODATION

Entrance door leads into the entrance hallway with glass door into the main hall with its striking atrium with lantern ceiling (approx. 7m in height) and attractive staircase to the first floor. Off which, at the front of the house, on the south side are the two principal reception rooms, being the drawing and dining rooms, both of a size and layout typical of a house of its era with high ceiling heights and impressive bay windows



A magnificently appointed country house set in 2 acres.





taking advantage of the panoramic views. Each has an original fireplace. Off the back hall is the kitchen/breakfast room is of a high quality with an extensive range of cupboards and drawers under reclaimed wooden surfaces as well as matching wall cupboards, Smeg double oven and ceramic hob plus Aga. French doors lead into an enclosed landscaped garden on the west side. Off the kitchen is a boot room also with door to the garden with a door linking here to The Cider Barn to the rear. Also off the back hall is a dual aspect morning room with fireplace, on the eastern side. Of further note on the ground floor is well-appointed utility room and cloakroom.

Via the impressive staircase with gently rising stairs and curved balustrade, one arrives at the landing off which, at the front, is the master bedroom being of an excellent size and on the south side but also with window to the east, which enjoys magnificent views. Off this is a stunning wet room. Bedroom 2, also on the same side and with a bay window, faces south with the fine views along with en suite wet room. These bathrooms along with all the bathrooms in the house have under floor heating. Off the rear landing are a further 3 double bedrooms, one with en suite wet room, along with a family bathroom. Bedroom 6 also has a connecting door into the master bedroom, perfect for a nursery.

THE CIDER BARN

This is attached to the house at the rear and has been skilfully created from a former period building. It is of reverse level accommodation with on the ground floor; a master bedroom with en suite wet room, a 2nd double bedroom plus bathroom. On the first floor there is a wonderful open-plan living area; one end a sitting area, one end a dining area. Off this is a well-appointed kitchen.

THE GROUNDS

On the south side of the house is a large border. There is level terracing with borders and lawns below from which wonderful views are enjoyed. As referred to earlier, there are garden areas on the west side of the house along with some cottage-style gardens on the east side serving The Cider Barn. To the rear of the house are three small paddocks. Overall the property amounts to about 2.25 acres.

NB

Further land is available adjoining if required.

SERVICES

Mains water, mains electricity, private drainage. Broadband enabled.

DIRECTIONS

From Exeter proceed westwards on the A30 towards Okehampton. At the Merrymeet exit turn the turn signposted to Whiddon Down and in the village turn right towards North Tawton (B3219). After 6 miles, at the T-junction, turn right signposted Bow and Crediton and after 1.4 miles turn left signposted Nichols Nymet. After 0.6 of a mile turn right, at the T-junction, (Nichols Nymet Cross) signposted Zeal Monachorum. In half a mile keep left and after a further mile, at Great Wood junction, turn left signposted Newton and the entrance drive of the property is within half a mile, on the left.





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