



Orchard Barn, Natson Courtyard, Bow

Guide Price £400,000

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SINCE 1699

Orchard Barn, Natson Courtyard

Bow, Crediton

Only completed in 2020, this beautiful complex of barns was converted to a high standard and offers a peaceful, quality setting just a mile from the Mid-Devon village of Bow. There is easy access to the village amenities and access to the A30 at Whiddon Down is approx. 7 miles away. The larger towns of Crediton and Okehampton are also within 20 minutes.

The barn itself has a generous footprint which is apparent from the room sizes on both floors. A wide entrance hall gives access to a useful utility room, WC and stairs to first floor and the kitchen/dining room is a lovely space with a central island and double doors opening onto the garden. It is finished well with integrated appliances, polished granite tops and plenty of storage. The living room is on the end, again with those large doors opening onto the garden at the rear. On the first floor are two double bedrooms, each benefiting from an ensuite. The entire property has an air source heat pump system for heating and double glazing.



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Outside, there is ample parking to the front and side and a level rear garden. Subject to permissions, it may be possible to build a carport or garage – there is certainly room. In addition to the mainly lawned garden at the rear, across the driveway is a small paddock area of 0.7 acres. This is mainly wild and part of it houses the shared treatment plant, but this could be fenced off to leave the remaining paddock.

Agents Note: When the barns were converted, the land was split and the ownership of the drive, treatment plant and additional land (see plan) is under the ownership of Orchard Barn. There are rights of way in place and contributions payable by neighbours for upkeep, although an informal agreement has been working well where neighbours are happy to play their part in upkeep.

Please see the floorplan for room sizes.

Council Tax: D (Mid Devon 2022/23 £2137.56)

Utilities: Mains water, electric, telephone & broadband (up to 67mb)

Drainage: Shared private treatment plant

Heating: Air source heat pump

Listed: No

Tenure: Freehold



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DIRECTIONS : From Crediton, head to Coplestone and bear right immediately after the traffic lights onto the A3072 towards Bow. Once entering the village of Bow, turn left into Station Road as if heading towards Spreyton. After approx. 0.7 miles, take a right turn into a private lane marked for Natson Barns. Once in the courtyard, Orchard Barn is in the far corner on the right.

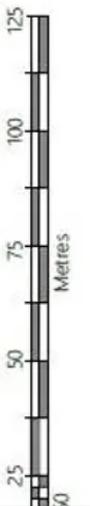
BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means Sacred Grove in Celtic and to 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, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.





LEGEND:

- PLOT 1 HARVEST BARN
- PLOT 2 THRESHING BARN
- PLOT 3 ORCHARD BARN
- PLOT 4 BRAMLEY BARN
- PLOT 5 CEDAR BARN
- PLOT 6
- RIGHT OF ACCESS



SITE LOCATION PLAN
 SL OO scale: 1:1250

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