



Little Meadow Station Road, Bow, EX17 6HY

Guide Price **£650,000**

HELMORES
SINCE 1699

Little Meadow, Station Road

Bow

- An Individual 2017 Built Detached Home
- Village edge location with views over fields
- Five bedrooms, three bathrooms & a study
- Set in 1.89 acres, inc. paddock & southerly garden
- Gorgeous 9.6m open-plan dining kitchen
- Accommodation reaches 208sqm / 2,250sqft!
- Attached garage/workshop & parking for 10+ cars
- PV panels (owned), LPG central heating & grey double glazing
- Potential for a GF annexe & space for a horse

Experience the ultimate in spacious, semi-rural living with this stunning 2017 built detached home located on the edge of a Mid-Devon village with breath taking views over fields. This magnificent property reaches 2,250sqft of accommodation and boasts five spacious bedrooms (three upstairs, two downstairs) and three luxurious bath/shower rooms (one en-suite to master), and a separate study, making it the perfect family home.





Nestled in 1.89 acres of its own land which is surrounded by fields, this home includes a paddock and a southerly facing garden including a 13m x 3.5m decked area with views that are sure to take your breath away. The heart of this home is the gorgeous 9.6m open-plan dining kitchen with engineered oak flooring and complete with a centre island twin oven and warming drawer, Neff induction hob, dishwasher and fridge freezer, perfect for entertaining guests and creating memories with loved ones. There is space for a living area, but also a separate lounge. There is also a handy utility room with a 2nd sink and a full-length freezer. There are owned solar PV panels, LPG central heating with underfloor zonally controlled heating to the ground floor and traditional radiators upstairs, plus grey double glazing throughout, giving it an efficient EPC B rating.

This property features an attached garage/workshop and ample parking for 10+ cars via the 27m long driveway.

With the potential for an annexe (using bedrooms 4 & 5 on the ground floor) and ample space for a horse, this home is perfect for those who love the great outdoors, with lovely rural walks on your doorstep and the convenience of Bow's amenities close to hand too. Don't miss your chance to own a piece of paradise and make this magnificent property your own.



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Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)

Utilities: Mains electric, water, telephone & broadband, plus LPG tank

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (installed 2017)

Heating: LPG (gas) central heating

Listed: 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, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.

DIRECTIONS: For Sat-Nav use EX17 6HY

What3Words: ///smiled.butlers.copper



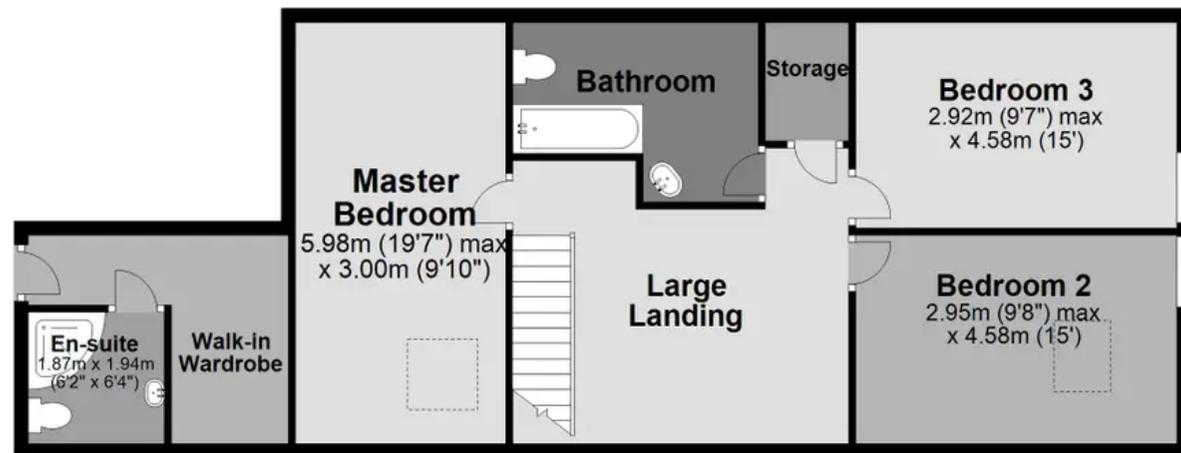
Ground Floor

Approx. 122.4 sq. metres (1318.0 sq. feet)



First Floor

Approx. 86.4 sq. metres (930.0 sq. feet)



Total area: approx. 208.8 sq. metres (2248.0 sq. feet)

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