Natson View, Station Road, Bow

Guide Price £550,000

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Natson View, Station Road

Bow

- Brand New single storey dwelling
- Permission for holiday use
- 7 acres of adjoining paddocks
- Planning for large stable block
- 3 bedrooms with ensuite
- Underfloor heating and solar PV
- Amazing position approx. 1 mile from village
- Huge potential for glamping/income (stp)

This attractive detached property is located just a mile from Bow with its shop, pub and café, making it an ideal Mid-Devon base, perfect from exploring Dartmoor or both coastlines. Currently the permission is in place for use as a holiday home, and there's a unique opportunity to create an income by operating as it is, or, subject to planning, enhancing the opportunity with further glamping on site. Sat in 7 acres, it's got plenty of potential and there's currently planning permission for a detached stable block opening up the options of offering equestrian holidays too.

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Access is off the country lane by one of three entrances giving a graveled driveway and ample parking for multiple vehicles. The land can be accessed from this driveway too although there are two further gated entrances along the lane boundary offering flexibility for future opportunities.

The property itself has been built on one level with a raised front terrace from which to enjoy the countryside views over your own land. All of the rooms have windows and/or doors overlooking the front elevation allowing plenty of light. There are 3 bedrooms, one of which has an ensuite shower room and a family bathroom serves the other two. The living space is open plan with a kitchen area containing built in appliances and room for a sociable table and comfy seating area. The whole property has been well insulated and built to residential building regulations. There's double glazing, oil fired underfloor heating and solar PV on the roof to lower those energy bills.

Outside, the land extends to approx. 7 acres with field bridges linking in places for ease. There's a stream boundary to the field edge and drainage/services provisions have been made to minimize future disruption. Permission is in place (Mid Devon ref 19/01242/FULL) for a large stable block which has water, electric and drainage all installed ready to connect (project started).

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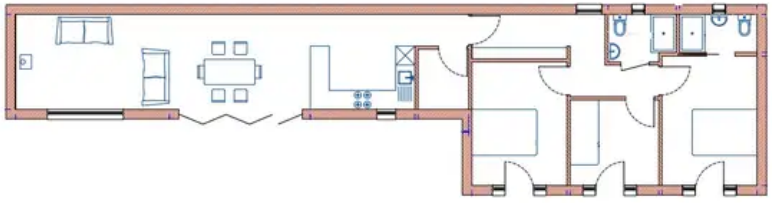
The options for a new owner are wide open, use as a getaway, promote as an income or further develop with additional income generating units (subject to planning), with the land and stables, this is a truly unique opportunity to enjoy or create a bespoke holiday setup.

Agents Notes: There is a fenced right of way for a local landowner to access their fields.

Please see the floorplan for room sizes.
Current Council Tax: TBC
Utilities: Mains electric, water, telephone and broadband, plus modern oil tank and Solar PV.
Fastest broadband speed within this postcode: Full fibre available.
Drainage: Private treatment plant
Heating: Oil-fired central heating – underfloor
Listed: No
Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west towards Copplestone. Go through Copplestone, bearing left at the end of the traffic lights and continue on the A3072 to Bow. When entering Bow, turn left in the middle of the village into Station Road (signed Spreyton) and pass the school. Follow this road until after approx. 1 mile, the entrance to Natson View will be found 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 3rdmillennium 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.



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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.