

Smiths Cottage, Bow, EX17 6EY

Guide Price **£260,000**

Smiths Cottage

Bow, Crediton

- Beautifully Presented, Unlisted Period Cottage
- Three Generous Double Bedrooms
- Two Separate Reception Rooms
- Surprisingly Large Rear Gardens with Countryside Views
- Roof Completely Replaced in 2020
- Cosy Sitting Room with Wood-Burning Stove
- Modern Kitchen, Utility Room & Upstairs Bathroom
- Useful Garden Workshop with Light & Power

There's much more to Smiths Cottage than you might expect from the front. This attractive period cottage sits in the heart of Bow, just across from the White Hart Inn and within easy walking distance of the village shop, primary school and other local amenities. It's a lovely example of a traditional village home, with plenty of character, generous rooms and the benefit of being unlisted. The property has been very well cared for and remains in excellent condition throughout, with the roof having been completely replaced in autumn 2020. For anyone looking for a character cottage without taking on a major renovation project, there's a great deal to like here.

Inside, the accommodation is surprisingly spacious, with two separate reception rooms giving the ground floor plenty of flexibility. The sitting room is a particularly cosy space with its wood-burning stove, while the dining room has a traditional Rayburn which adds to the cottage's character and also serves the central heating.









The fitted kitchen has an integrated oven, electric hob and extractor, with a useful utility room alongside that could potentially double as a workspace or home office. Upstairs are three genuinely good-sized double bedrooms, together with a modern family bathroom fitted with a shower over the bath. There's a lovely balance of traditional features and everyday practicality, with double-glazed windows and oil-fired central heating making this a comfortable home throughout the year.

The gardens are a real surprise and one of the property's strongest features. Immediately behind the cottage is an enclosed garden with a paved seating area, lawn, flower beds and a substantial block-built workshop with electricity. A gated pathway then leads through to a second, much larger garden, giving a combined depth of over 80 feet. This upper section is predominantly laid to lawn, with established trees, shrubs and space for growing vegetables or simply enjoying the outdoors. From here there are lovely views across the surrounding countryside, something you wouldn't necessarily expect from a cottage in the centre of the village. With so much outdoor space, three double bedrooms and a convenient location, Smiths Cottage offers an appealing combination of village life, character and comfort.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired Rayburn and wood burner

Construction: Cob/Stone

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Heating Type (Non-Mains):
We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.







Rights of Way:

We're informed by the seller that the property is subject to a right of way at the rear for neighbours/garden access. Buyers are advised to confirm details and legal status with their conveyancer.

BOW, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century parish church of St Bartholomew lies on the outskirts of the village at Nymet Tracey. Along side its ancient roots, Bow offers a mix of character and newer properties and is home to families and older couples alike who are attracted by its well-regarded primary school (OFSTED: GOOD) and active community. Bow residents enjoy a range of facilities including a modern doctor's surgery with its wellbeing garden, a local football team, a co-op, and a garden centre with café.

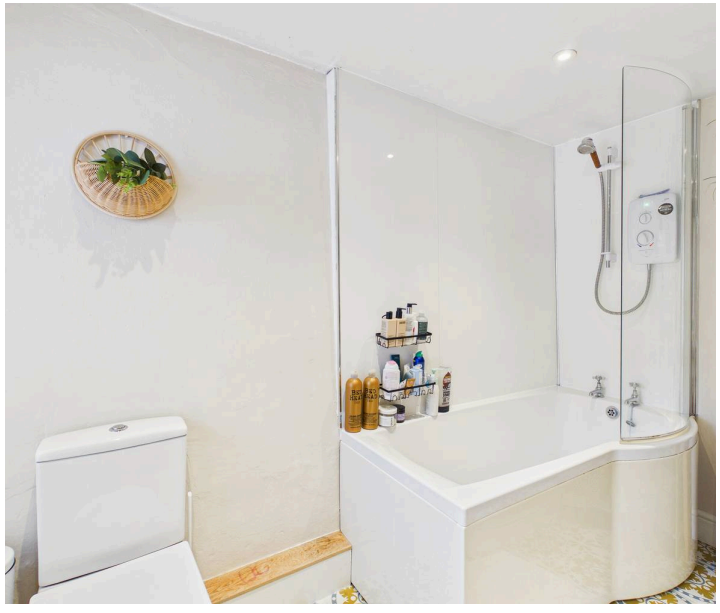
DIRECTIONS

Use EX17 6EY or the what3words is ///norms.search.assures

From Crediton, enter Bow and continue down the hill. The property will be found on the left towards the bottom of the village.

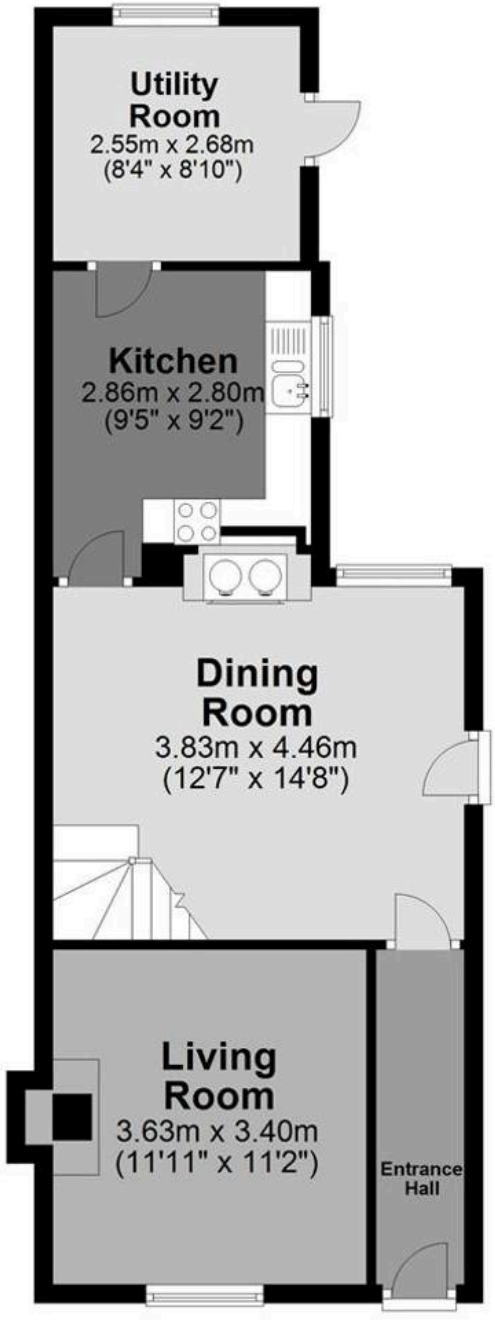






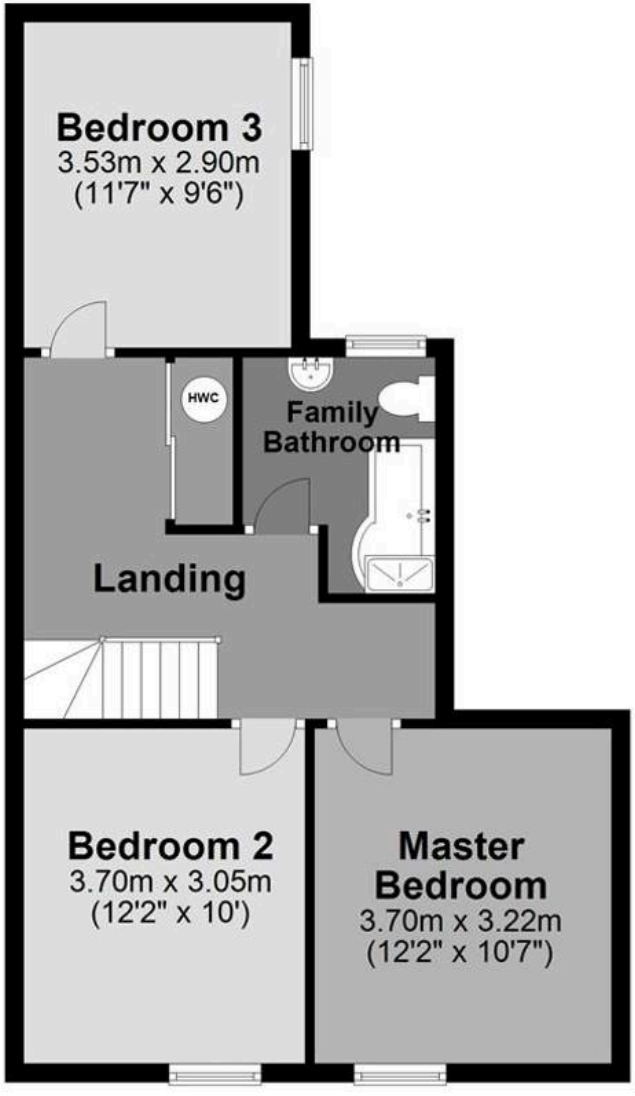
Ground Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 115.1 sq. metres (1239.4 sq. feet)



Helmores

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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.