

*** ONLINE VERSION *** | Water Lane, Bow

£249,950



DHC4684

Semi-Detached

3 Bedrooms

Quirky and deceptive village property with a fantastic mix of old and new features. Large and versatile spaces and perfect for a wide range of purchasers. Good sized gardens and stunning country views.

ENTRANCE HALL / DINING ROOM, SNUG / LIVING ROOM, KITCHEN / BREAKFAST ROOM, SHOWER ROOM WITH OPENING & STEP DOWN TO BATH AREA, LARGE FAMILY / DAY ROOM, GARDEN ROOM / CONSERVATORY, 3 BEDROOMS, COURTYARD / PATIO AREA & SECLUDED GARDENS, OUTBUILDINGS, GREENHOUSE, "SECRET GARDEN", CAR PORT, LARGE WORKSHOP

DESCRIPTION Burston View is located on a quiet lane leading out of the village and started out life as the village Blacksmith's shop, workshop and cottage. The current owners have created a must see property which whilst keeping the character of the old cottage have transformed the whole property into a fantastic and interesting family home. There are a wealth of period features with large open fireplaces and original timber panelling to walls and staircases in the old part of the property. The thick cob walls under the thatched roof give a cottage feel to the old property both on the ground floor and to bedrooms 2 and 3. The remainder of the property is large, open and contemporary but it works well alongside the old. The family / day room is flooded with light through the Velux windows and with further windows to 3 sides, it will be a popular room having double doors opening to a secluded patio and access to the gardens through garden room. A fitted and modern kitchen / breakfast room is well situated with views over the garden and landscape to the rear. A large first floor master bedroom also enjoys the country views and outlook over the garden too. There is a characterful snug / living room providing a cosy retreat for those dark winter evenings.

The spacious garden has areas of lawn, patio and productive vegetable plots. Being on the village edge there are fantastic views to be enjoyed and the gardens are secluded and secure.

A lower ground floor workshop / store and parking are found underneath the family room and can be accessed from Water Lane or via hatch in the floor. This workshop could offer further opportunity to create more living accommodation should it be required (subject to necessary planning permissions). The property, with its features of wood panelling, fireplaces and Rayburn also has the benefit of modern conveniences such as an oil fired boiler providing under floor heating to much of the ground floor and providing domestic hot water and heating for the radiators to the first floor.

BOW is a parish and village on the River Yeo approximately 8 miles from Crediton, on the road to Okehampton. A unique feature of the village is the historic high raised pavement running down one side of the main street. There are inns, an excellent new primary school, village hall and shops.

DIRECTIONS On entering the village from the Crediton end. Proceed to the centre village crossroads. Turn right and go down the hill "Water Lane" for about 30 yards and the property is set up on your right.

The accommodation comprises, with approximate measurements:-

GROUND FLOOR

Semi-glazed wooden front door to **ENTRANCE HALL / DINING ROOM** 14'10 x 14'4 (4.52m x 4.37m) Large open stone fireplace with built-in wood and glass display cabinet to side. Radiator, wood panelling to half height to part of room, understairs cupboard, deep window recess. Steps down to

SNUG / LIVING ROOM 15'4 x 10'5 (4.67m x 3.18m) Stone fireplace. Wood panelling, understairs cupboard. Cob cubby hole and shelves, deep window recess, exposed ceiling timbers. Second staircase to first floor. Further steps down to

KITCHEN / BREAKFAST ROOM Overall measurements of 24' x 12'7 (7.32m x 3.84m) maximum. Solid oak flooring with under-floor heating, solid fuel Rayburn Royal. Range of modern base units with cream glossy fronts and attractive stainless steel handles, further free-standing wall cupboard with frosted glass front. Space for automatic dishwasher, space for upright fridge / freezer, large larder cupboard matching base units, laminated working surfaces with stainless steel trim, inset one and a half bowl china sink (mixer tap), stainless steel splash back, built-in gas hob. Exposed ceiling timbers. Views over the rear garden and countryside beyond. Separate entrances to

SHOWER / BATHROOM Overall measurements of 12'10 x 5' (3.91m x 1.52m) Shower cubicle with curtain and instant electric shower over, extractor fan. Opening and step down to main bath area with corner bath, low level w.c., hand wash basin positioned in a timber topped vanity unit, light, chrome towel rail, window overlooking the rear garden. Solid oak flooring, benefiting from under-floor heating.

FAMILY / DAY ROOM 28'8 x 15'1 (8.74m x 4.6m) Wooden flooring. Utility area with built-in storage cabinets, double glazed French doors to front patio / courtyard. Exposed timber ceiling beams, three Velux roof lights with built-in blinds. Six modern wall lights and 3 double modern ceiling lights. Hatch in floor (when opened) to Workshop (see below). Stable door to Garden room

GARDEN ROOM / CONSERVATORY with flagstone floor and numerous mature and exotic fruit plants. Glazed timber doors to enclosed rear garden.

FIRST FLOOR

Original timber stairs from entrance hall/dining room to **SMALL LANDING AREA** Separate entrances to

BEDROOM 2 14'5 x 9'9 (4.39m x 2.97m) Exposed floor timbers, period radiator, exposed ceiling beams, timber panelling to walls. From this room, there is access through to bedroom 1 (old cottage to extension) should it be required but could be blocked up to give privacy if needed.

BEDROOM 3 10'9 x 6'5 (3.28m x 1.96m) Period radiator, deep window recess, exposed beams, timber boarding to wall, access to loft hatch.

From the second set of stairs from snug / living room, into **BEDROOM 1** 17'4 x 14'5 (5.28m x 4.39m) Enjoying a triple aspect with fantastic views over rear garden and countryside beyond. Exposed floor timbers, built-in cupboard, built-in storage wardrobe, access to loft. Heated towel rail, free standing basin (mixer tap) on timber topped vanity unit. Airing cupboard and storage.

Please note: there is a possibility, due to the lay-out of windows and plumbing, to create an ensuite to this room if required (subject to the necessary permissions).

OUTSIDE

From Water Lane, steps up to wrought iron gate giving access to **FRONT COURTYARD / PATIO AREA** 20' x 15' (6.1m x 4.57m) approx. Access to front door and double doors into day room. Outside water tap.

From the rear garden room/conservatory there are steps down to a **PRIVATE AND SECLUDED GARDEN** 70' x 50' approx. With natural hedging and timber fencing. Lawned areas surrounded by well stocked borders containing various plants and shrubs with stone walling. Outside water tap. The garden is littered with pathways and well established plants giving. Timber-built climbing deck rests in a large tree with hammock and swing. Further area of lawn leading to central patio. Timber-built **SHED** with tiered vegetable plots. Further area of lawn and **WOOD STORE**. Compost area. Fantastic views of the surrounding countryside. **GREENHOUSE**.

Pathway to "**SECRET GARDEN**" area with brick paved patio, overlooking the fantastic countryside. The whole garden is very private and secluded. Pathways are created using natural stone walling.

To the rear of the property is useful gravelled area leading to **LEAN-TO STORE**. Attractive raised sleeper walled beds. This area provides good access to all aspects of the property.

Off Water Lane there is a **CAR PORT** 13' x 14' (3.96m x 4.27m) approx. Housing the oil storage tank, coal bunker.

Large wooden door to **WORKSHOP** 24'8 x 14'1 (7.52m x 4.29m) Timber floor, 13 amp power, lighting, stairs to Family Room. Currently used as a workshop / store. This is very useful space with potential (subject to permissions) for further accommodation. Also housing the oil fired boiler providing hot water, central heating to radiators and under-floor heating.

V6

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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