



Beechway, Bow, Crediton, EX17 6JE

Guide Price £625,000

Beechway is an extremely spacious and individual five bedroom detached property located on the edge of the charming village of Bow. This unique home offers fantastic south-facing views across adjoining fields and countryside, creating an idyllic, picturesque setting.

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Upon entering the property, you are greeted by a welcoming entrance hall with parquet flooring, window to the side, and stairs leading to the first floor. The sitting/dining room, dual aspect with windows to the front and side, features an inset log burner with a slate surround, providing a cozy and inviting atmosphere. The spacious living room boasts a substantial stone fireplace with a slate tiled hearth, housing a woodburner, and leads into the bright and airy garden room, which enjoys beautiful views over the garden through its window and double glazed French doors.

The well-equipped kitchen includes base cupboards and drawers, granite worktops, a stainless steel cooker hood over the hob, built-in oven, space for a fridge/freezer and dishwasher, a sink with mixer tap and boiling tap, and a tiled floor. It opens into the breakfast room, where an LPG Rayburn is set into the original fireplace with a traditional mantel shelf over. The good-sized utility room provides ample storage and workspace, with wall units, a roll-edged worktop surface, space for white goods, a window to the side, and tiled flooring. A side door from the utility room leads to the rear garden.

The first floor features a landing with a double glazed window to the side and a built-in storage. The master bedroom overlooks the garden and includes two built-in wardrobes, a radiator, and a modern en-suite bathroom, comprising a panelled bath, a shower cubicle, a pedestal wash hand basin, a low-level WC, and a heated towel rail. The second bedroom, with a radiator and double glazed window to the front, and the third bedroom, with a radiator, double glazed window to the side offering views over fields, and built-in storage, provide ample accommodation. The fourth

bedroom, featuring a radiator, a double glazed window to the side, and a built-in storage cupboard, and the fifth bedroom, with a radiator and double glazed window to the rear, complete the upstairs living space. The family bathroom includes a WC, a hand wash basin, a corner shower cubicle with a shower over, a panelled bath, and a window to the side elevation.

Outside, the property offers off-road parking for several vehicles at the front, overlooking fields and paddocks. The south-facing rear garden is mainly laid to lawn, with a brick and block patio, a path with a pergola covered with mature plants winding through the garden, and a large patio area with surrounding countryside views and a recently fitted electric awning. Additional outbuildings include a carport, split into two areas with electricity connected, a newly built potting shed/greenhouse offering plenty of space, a store, and a stable.

Beechway benefits from solar panels owned outright by the vendors. This remarkable property offers extensive space, stunning views, and numerous amenities, making it perfect for families seeking a serene village lifestyle with modern conveniences. Don't miss the opportunity to make this beautiful house your home.

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Landmark to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Substantial Detached Family Home
Five Bedrooms
LPG Gas Central Heating
Presented In Superb Order Throughout
Flexible Accommodation
Large Enclosed South Facing Gardens
Garden Sheds
Ample Parking, Double Garage
Fantastic Views
Sought After Village Location

PROPERTY INFORMATION:

COUNCIL TAX: Band E
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.
MOBILE SIGNAL: Coverage May Be Limited With Certain Providers
HEATING: LPG Gas Central Heating
LISTED: No
TENURE: Freehold

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Approximate Area = 1862 sq ft / 172.9 sq m
 Double Garage = 293 sq ft / 27.2 sq m
 Outbuildings = 273 sq ft / 25.4 sq m
 Total = 2428 sq ft / 225.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1166214



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	44
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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