



Arrow House, Bow, Crediton, EX17 6EN

Guide Price £440,000

A unique and substantial home, part of which is believed to date back to the 18th Century, with a rich history of use, including a hotel, offering over 2,400 sq. ft. of versatile accommodation. Extensive gardens. Set in a plot approaching half an acre. No onward chain.

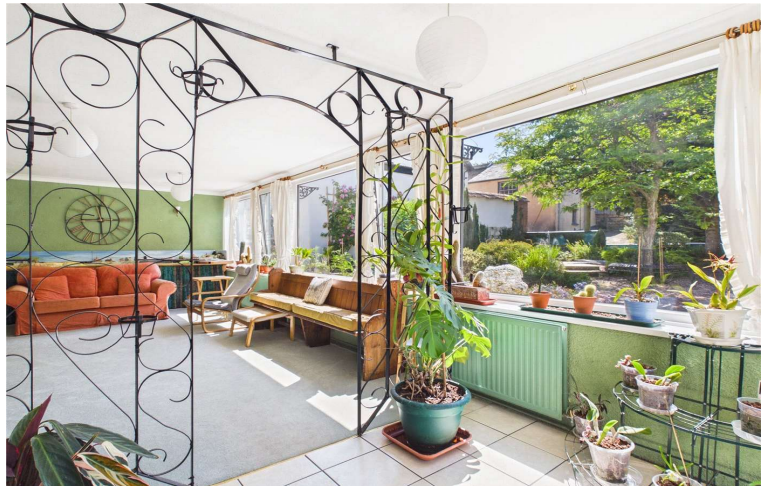
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Arrow House is a unique and substantial period home occupying a prominent position within the sought-after Mid Devon village of Bow, part of the property is believed to date back to the 18th Century. Rich in history, the property has served a variety of purposes over the centuries, including as a popular village hotel, before being divided and remodelled into a spacious private residence.

Now ready to begin its next chapter, Arrow House presents a rare opportunity to acquire a unique home extending to over 2,400 sq. ft of versatile accommodation. Requiring renovation and modernisation, it offers exceptional scope for a purchaser to enhance this historic property to suit their own vision and lifestyle.

The current accommodation is generously proportioned and comprises four bedrooms, including a principal bedroom with en-suite shower room, a family bathroom, a spacious kitchen/breakfast room, sitting room, garden room, study, dining room with bar area, utility room and a galleried landing, providing flexible living spaces throughout.

Adjoining the house is a substantial garage/carport measuring approximately 9.8 metres in length, offering excellent storage or off-road parking.

The property occupies a delightful plot of approximately half an acre. To the front, an attractive ornamental garden features a water feature and patio seating areas, creating a welcoming approach. The extensive rear gardens provide a mature and tranquil setting, with sweeping lawns, established trees and shrubs, and a productive fruit orchard, offering a wonderful environment for keen gardeners and families alike.

We understand the original structure of the property is of traditional cob construction, with later additions constructed using timber frame.

DIRECTIONS: Using the What3Words App, search lawns.warm.climber

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



SUMMARY

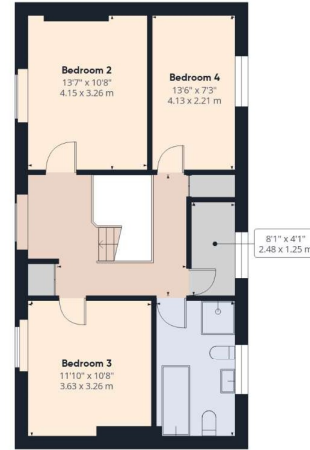
- A unique and substantial home in the village of Bow
- Over 2,400 sq. ft. of versatile accommodation
- Part of which is believed to date back to the 18th Century
- Formally used as a hotel and remodelled
- In need of renovation to create a unique family home
- Extensive, landscaped and ornamental gardens
- Set in a generous plot approaching half an acre
- Attached garage/carport
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band E
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electricity and Water
DRAINAGE: Mains Drainage
BROADBAND: Broadband Available
MOBILE SIGNAL: Good Coverage
HEATING: LPG fired central heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: Yes
FLOOD RISK: Very Low



Ground



Floor 1

Approximate total area⁽¹⁾

2402 ft²
223.2 m²

Balconies and terraces

348 ft²
32.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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