



14 Iter Park, Bow, EX17 6BY

Guide Price £330,000

This charming detached thatched cottage combines traditional character with modern efficiency, situated in a peaceful location within Iter Park. Boasting stunning countryside views and a versatile garage conversion, this property offers a unique blend of rustic warmth and contemporary living.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



This beautifully maintained home welcomes you with its striking thatched roof and stone-accented exterior.

The interior features exposed timber beams and natural materials, creating a cozy atmosphere throughout. A standout feature is the double garage, which has been thoughtfully converted into a functional living space, topped with solar panels to enhance the home's energy efficiency.

The heart of the home is the inviting lounge, featuring heavy exposed ceiling beams and a grand stone fireplace. Large French doors open directly onto the rear garden, flooding the room with natural light and framing the rural landscape.

A generous farmhouse-style kitchen and dining room serves as the social hub. It features slate-style flooring, a classic dresser, and a modern kitchen suite with integrated appliances. There is ample room for a large family dining table, making it perfect for entertaining.

The upstairs is headlined by a bright and spacious master suite, which boasts its own private en-suite and a set of French doors that open onto a Juliet balcony.

The second bedroom is a generously sized double with neutral tones, providing a peaceful retreat for guests or family members.

The third bedroom is currently utilized as a vibrant children's room with a versatile layout, ensuring there is ample space for a growing family.

The property enjoys an enviable position with a rear garden designed for relaxation. A mix of manicured lawn and gravelled borders surrounds a paved seating area, all protected by a sleek pergola. Beyond the fence, the view extends over open fields and verdant hills.

To the front, the property is set back from the road with a clean, paved driveway and a detached garage structure that provides excellent storage or flexible hobby space.

Directions: -

Using the what3words app, search: - balancing.method.upon

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 an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.



SUMMARY

- Charming home with a striking thatched roof and stone exterior
- Cozy interior with exposed timber beams and natural finishes
- Converted double garage adds extra living space with solar panels above
- Spacious lounge with stone fireplace and French doors to the garden
- Farmhouse-style kitchen/diner with integrated appliances and entertaining space
- Bright master suite with en-suite bathroom and Juliet balcony
- Two additional versatile bedrooms ideal for family or guests
- Landscaped garden with pergola, open countryside views, driveway, and detached

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains electricity, water and gas

BROADBAND: Fibre to the premises

MOBILE SIGNAL: Reasonable Coverage

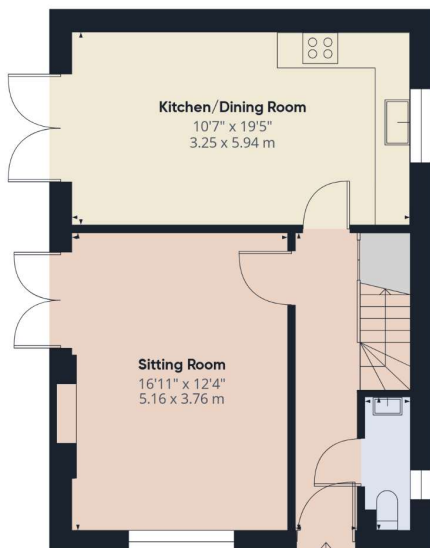
HEATING: Oil fired central heating

LISTED: No

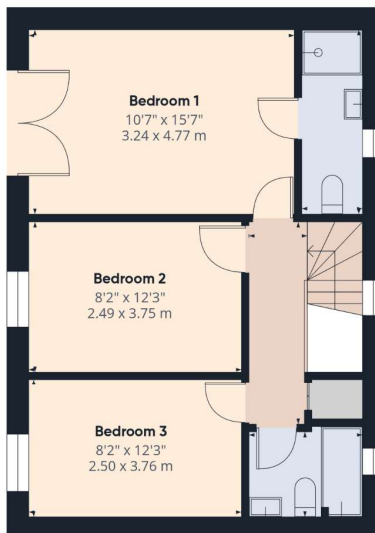
TENURE: Freehold

CONSERVATION AREA: No

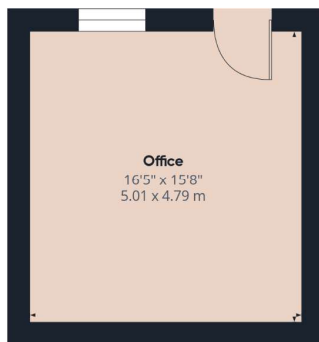
FLOOD RISK: Very Low



Ground Building 1



Floor 1 Building 1



Ground Building 2

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Approximate total area^m
1282 ft²
119.2 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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