



West Halse







# West Halse

Bow, Crediton, Devon, EX17 6JP

Crediton (6 miles), Crowley (13 miles), Copplestone (3 miles), Dartmoor National Park (8 miles)

A beautifully presented Grade II Listed farmhouse with a detached annexe, wonderful gardens and a paddock amounting to 2.41 acres.

- Handsome thatched farmhouse
- Rural but accessible position
- Three bedroom annexe
- Land amounting to 2.41 acres
- EPC: D
- Four bedrooms, 1 with ensuite
- Ground source Heat Pump
- Gardens & paddock
- Freehold
- Council Tax Band: E

Guide Price £975,000

## Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

This stunning family home with a detached annexe is situated in a rural but accessible location just outside the popular village of Bow which has a strong community with village shop, pub, primary school, church, community centre, village hall and doctors' surgery. The market town of Crediton (6 miles) has an excellent range of day-to-day facilities whilst the university and cathedral city of Exeter (13 miles) has a more comprehensive range of amenities befitting a centre of this importance. Exeter has railway stations on the London Paddington and Waterloo lines plus an international airport. There is a station on the Tarka line at Copplestone (2.3 miles). Dartmoor National Park is 8 miles to the south.

## DESCRIPTION

A beautifully presented thatched farmhouse with a detached annexe, wonderful gardens and a paddock. The handsome Grade II Listed farmhouse seamlessly blends historic features, such as the ornate ceiling beams and stone fireplaces, with well proportioned reception rooms and spacious double bedrooms. On the opposite side of the entrance driveway is a former barn/workshop which has been thoughtfully converted into a two storey ancillary cottage. On from the properties are well maintained gardens and a fenced paddock. In all the property amounts to 2.41 acres.

## ACCOMMODATION

Doors from a cobbled pathway lead into a spacious entrance hallway with a storage room (currently used as a pantry) and further doors leading to the central staircase, dining room and kitchen/breakfast room. The kitchen/breakfast room has wall mounted units, a central island, Aga and a fireplace with a brick surround. On from the kitchen/breakfast room is a south-facing oak framed conservatory with French doors leading out to the garden. Further doors lead to a office/snug and a rear boot room with access back out to the driveway. The large south facing dining room has parquet flooring, chamfered beams and an inglenook fireplace and leads to the sitting room with further beams and fireplace. To the rear of the central staircase is a WC and laundry room.

The stairs rise to a landing off which are three double bedrooms, one with fitted cupboards, a family bathroom, and a principal bedroom with a walk in wardrobe and ensuite bathroom.





### THE SWALLOWS - COTTAGE

The Swallows is a detached two storey barn conversion with permission to be used as ancillary accommodation to the main house. The property provides a sitting room/dining, kitchen and shower room on the ground floor and three bedrooms and a bathroom on the first floor. There is an integral workshop offering potential for further conversion, subject to gaining the necessary consents.

### GARDENS AND GROUNDS

The property is approached via a private lane (owned by the local farmer) and gives West Halse excellent privacy and a substantial parking area. The gardens are well maintained and primarily laid to lawn with a raised ornamental pond, raised beds, fenced vegetable plot, greenhouse and an insulated summer house that's currently used as a home office, with decking either side making sure it receives sun all year round. It has both power and internet connection so could also be used as an office. On from the garden is a large paddock and there is also a useful stable.

### AGENTS NOTE

There is a public footpath running along the northern boundary and following the fence line between the garden and paddock.

### SERVICES

Mains water and electricity. There is also a well water supply.

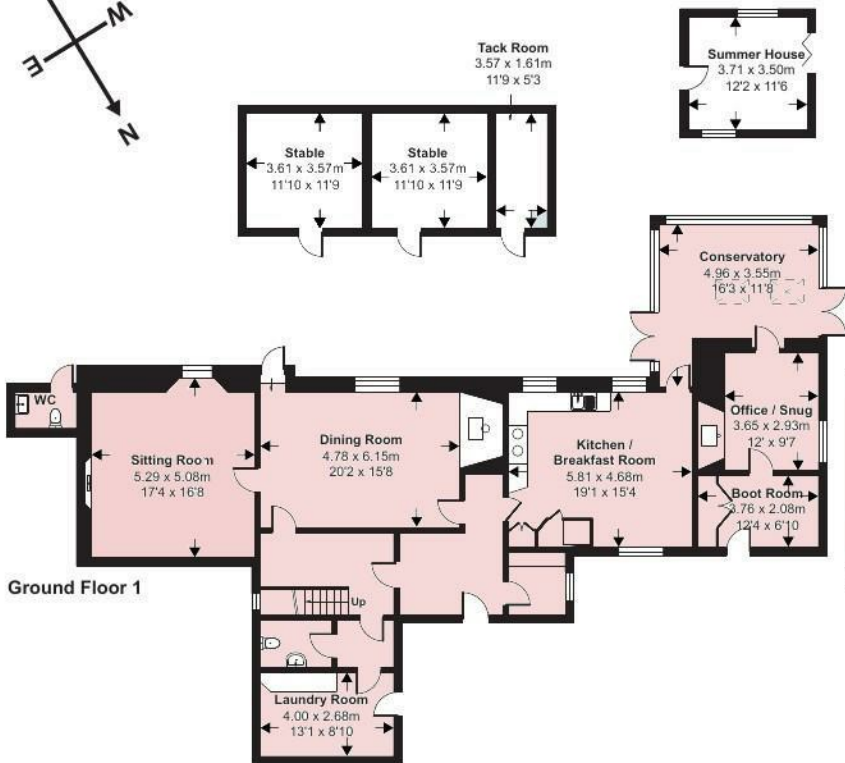
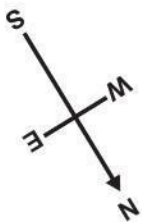
Private drainage (Septic).

A ground source heat pump provides central heating and hot water for both the main house and Swallows.

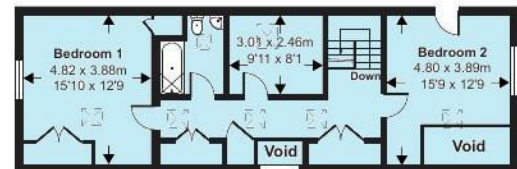
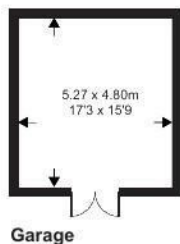
### DIRECTIONS

From Exeter take the A377 through Crediton to Copplestone. At Copplestone take the A3072 to Bow and before entering the village take the left turn onto Churchlands. Follow the road round to your left and onto Junction Road, passing the doctors surgery. After a short distance the entrance driveway will be on your right.

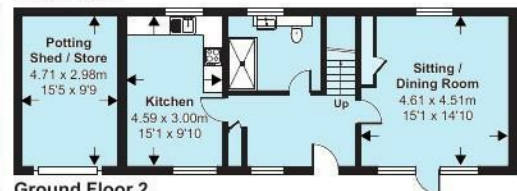
What3words – playfully.signature.memory



Approximate Area = 4414 sq ft / 410 sq m (excludes void and potting shed / store)  
Outbuildings / Garage = 775 sq ft / 71.9 sq m  
Total = 5189 sq ft / 481.9 sq m  
For identification only - Not to scale



First Floor 2



Ground Floor 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 12703991



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      | 67        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



