

Maidney House







Maidney House,

Bow, Crediton, Devon, EX17 6LB

Bow 0.7 miles, Crediton 8 miles Exeter 17 miles

An immaculately finished family home, beautifully positioned within landscaped gardens and versatile land extending to approximately 7.22 acres

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- Beautifully finished family home
- 4 bedrooms
- Landscaped gardens
- Ample parking
- EPC: A
- Land amounting to 7.22 acres
- Open plan living areas
- Double garage
- Freehold
- Council tax band: F

Guide Price £900,000

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SITUATION

This wonderful family home with land occupies a peaceful position within the rural hamlet of Burston, just outside the popular village of Bow. The village enjoys a strong sense of community and offers a good range of everyday amenities, including a village shop, public house, primary school, church, community centre, village hall and doctors' surgery. The thriving market town of Crediton, approximately 8 miles away, provides an excellent range of shopping and leisure facilities, while the cathedral and university city of Exeter, about 17 miles away, offers extensive shopping, recreational and cultural amenities, together with excellent communications. Exeter has two mainline railway stations with services to London Paddington and London Waterloo, as well as an international airport.

Copplestone station, approximately 4 miles away, provides services on the Tarka Line, while the spectacular landscapes of Dartmoor National Park are readily accessible, approximately 6 miles to the south. The surrounding countryside offers abundant opportunities for walking, riding and other outdoor pursuits.

DESCRIPTION

Maidney House is a beautifully positioned detached family home, occupying a peaceful rural setting, yet within easy reach of local amenities and the surrounding countryside. Immaculately finished throughout, this timber-framed, block-built and super insulated property offers generous accommodation arranged over two floors. The impressive vaulted entrance hall leads to a superb open-plan kitchen, breakfast and dining area, together with a separate sitting room, utility room, boot room and cloakroom. On the first floor, the principal bedroom benefits from a well-appointed en suite shower room and dressing area, with three further bedrooms and a family bathroom completing the accommodation.

The house is complemented by recently landscaped gardens, with a private access track leading to the adjoining paddock. The land provides a valuable and increasingly rare addition, offering flexibility for a variety of uses, including equestrian purposes, grazing, recreation, horticulture or simply as additional private amenity land. In all, the property extends to approximately 7.2 acres.

THE HOUSE

A door from the private parking area opens into an impressive vaulted entrance hall, with engineered oak flooring and well-positioned picture windows creating a light and welcoming entrance. The principal reception rooms are arranged to provide an excellent sense of flow and connectivity. The triple-aspect sitting room is particularly impressive, with an abundance of natural light and bi-folding doors opening onto the adjoining terrace, creating a seamless connection with the garden. Sliding pocket doors lead into the superb open-plan kitchen and dining room, forming a natural hub for family life and entertaining. The kitchen features a comprehensive range of wall and floor-mounted units, a useful larder, fully integrated appliances and a central island with integrated wine fridge. French doors provide further access to the garden. Completing the ground floor is a generous utility room with built-in appliances and access to the side pathway, together with a useful boot room with fitted storage and a cloakroom.

Stairs with bespoke handmade railings rise to a spacious first-floor landing, incorporating useful storage and an area suitable for a home office or study. The well-proportioned principal bedroom benefits from a dressing area and stylish en suite shower room. Three further bedrooms are served by a family bathroom with bath and separate shower.













GARDENS AND LAND

The property is complemented by beautifully landscaped gardens, providing a variety of areas for relaxation and entertaining. To the rear is a generous paved sun terrace opening onto lawns enclosed by established flowering borders. Steps descend to a newly created, south-facing entertaining area, ideal for outdoor dining, with raised vegetable beds, planted borders and direct access to the adjoining paddock.

Accessible from both the house and a private lane, the paddock provides level grazing and amenity land, with a river meandering along its far boundary. The versatile land offers scope for a variety of uses, subject to necessary consents, including equestrian pursuits, grazing, recreation and horticulture, or simply as private countryside to enjoy, adding significantly to the sense of space and privacy. In all, the land extends to approximately 7.22 acres.

PARKING AND GARAGE

To the front of the property is a large private parking area for numerous vehiles as well a detached double garage.

SERVICES

Mains electricity and water
Shared private drainage - Modern sewage treatment plant
Central heating provided by an air source heat pump
Under floor heating on the ground & 1st floor
EV charger fitted
12 Solar panels (5.2kw)
Triple glazed windows

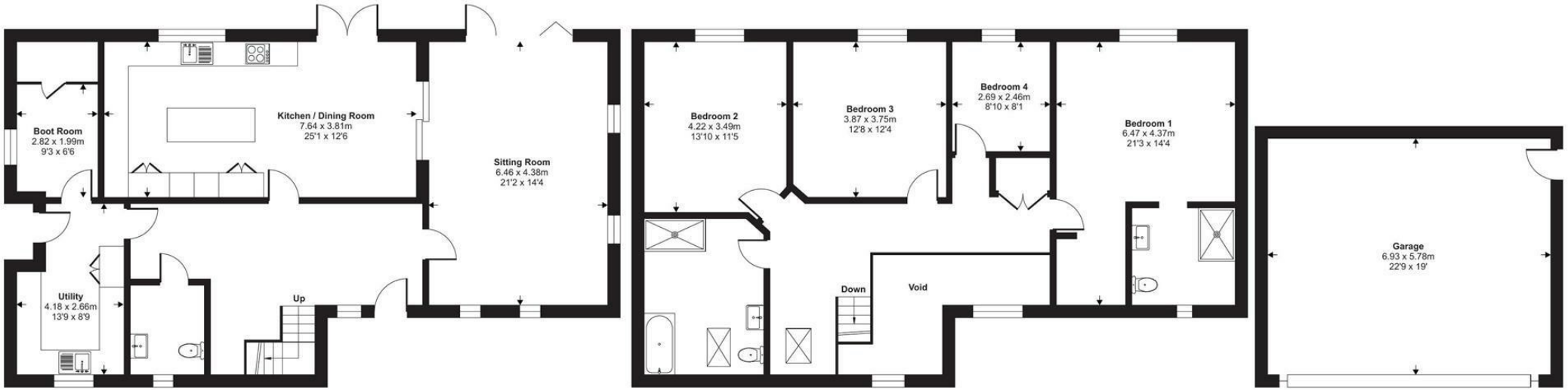
AGENTS NOTE

The initial section of driveway from the highways road is shared between 6 other properties. The property comes with an Advantage 10 years warranty with 8 years left to run.

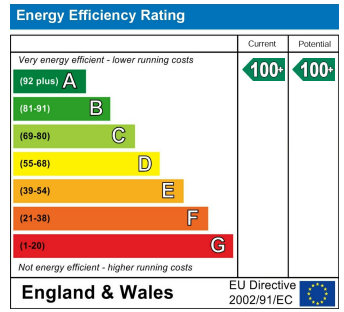
DIRECTIONS

From Exeter, take the A377 through Crediton towards Copplestone. At Copplestone, join the A3072 towards Bow. Continue through Bow and, on leaving the village, take the first right at Burston Cross onto Burston Lane, signposted Zeal Monachorum. Follow the lane for approximately 0.5 miles, passing Burston Manor on the left. The entrance to Maidney House will be found on the right.
What3words – moderated.slot.september

Approximate Area = 2158 sq ft / 200.4 sq m (excludes void)
Garage = 431 sq ft / 40 sq m
Total = 2589 sq ft / 240.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1519759

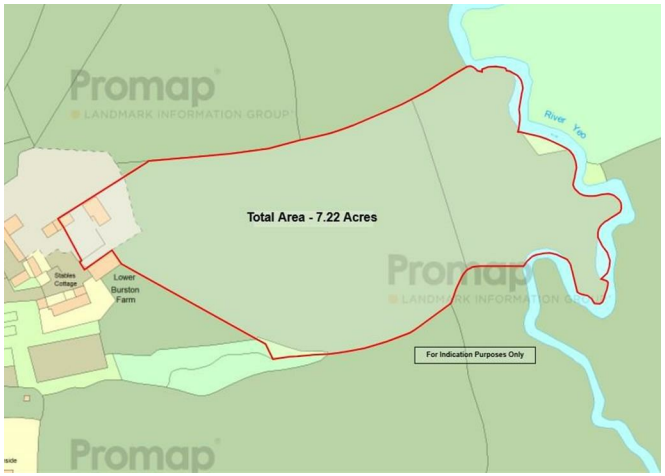


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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.






Promap
LANDMARK INFORMATION GROUP
River Yeo
Total Area - 7.22 Acres
Stables Cottage
Lower Burston Farm
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