



I LONGWOOL BARN  
OFFERS OVER £550,000

Outstanding 4 / 5 Bedroom Barn Conversion  
MORCHARD BISHOP

MILLER TOWN & COUNTRY  
exp UK



- » Impressive Contemporary Barn Conversion
- » Over 2,500 sqft of Accommodation Space
- » 4/5 Bedrooms
- » Light & Bright Dual Aspect Kitchen / Diner
- » Spacious Sitting Room
- » Downstairs Bedroom & Shower Room
- » Beautiful Gardens & Long Range Views



## The Property

The high spec, ample accommodation space and impressive long range views all stand out as exceptional at this modern barn conversion that was completed just over 3 years ago. The front door opens into a double height entrance hall flooded with natural light, and from here one can access the spacious downstairs double bedroom, a 28'7" x 13'4" sitting room, the large and bright dual aspect kitchen/diner/family room with premium fitted units, a utility / boot room / shower room (perfect after a country walk!) and a WC. Upstairs are 3 additional light and bright double bedrooms, one with an en suite shower room, a 27'7" x 11'0" flex room that is ideal for hobbies or could potentially be a 5th bedroom, and from this room is level access to a 27'7" x 11'1" loft space providing a great deal of space for storage. The elevated position of this home provides spectacular views, and one can see Exmoor to the north on a clear day and Dartmoor to the south.

## Outside

This contemporary barn conversion sits within an approximately 0.25 acre plot with a smaller lawned garden to the front, a much larger lawned garden with patio area, deck and greenhouse to the rear and a private drive and large garden shed to the side. The rear garden opens onto open agricultural land, and the views toward Exmoor from the patio are truly impressive. Morchard Bishop is renowned for its extensive public footpath network, and the property is only steps away from two footpaths that lead across open countryside into the village.

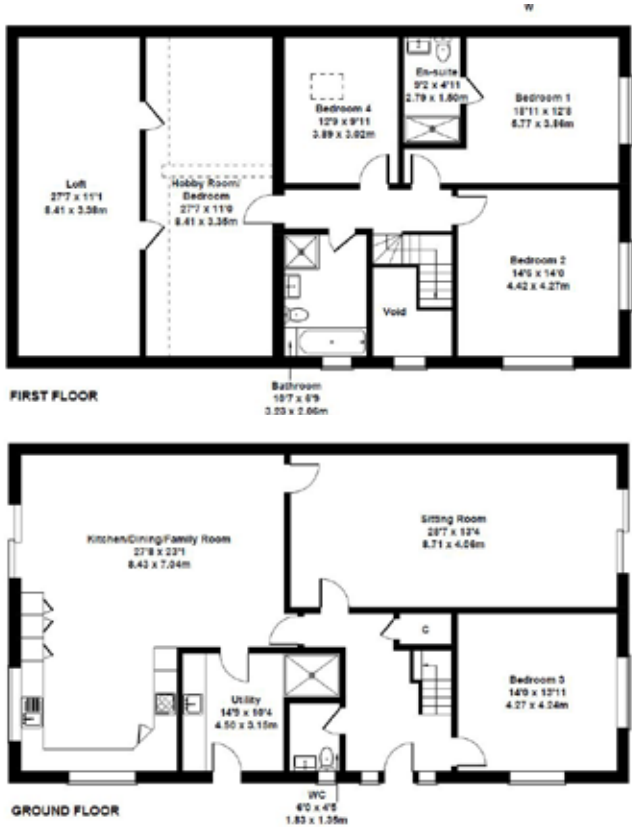






# 1 Longwool Barn

Approximate Gross Internal Area  
2513 sq ft - 233 sq m  
(Excluding Loft & Void)



## Location

The property is located approximately 1/2 mile north of the thriving Mid Devon village of Morchard Bishop. The village boasts a popular public house (4.8 stars on Google w/ 230+ reviews!), an independent village shop that offers all of the essentials and is particularly known for its fresh baked products, an independent garage, a medieval Grade I listed church and a respected primary school. The village is also within the catchment of the sought after Chulmleigh College secondary school. Morchard Road Station is under 5 miles away, which provides connection to Barnstaple and Exeter. The nearby town of Crediton is approximately 15 minutes' drive away and boasts a wide range of shops, restaurants, supermarkets and additional primary and secondary schooling. The cathedral city of Exeter with its extensive transport links can be reached in as little as 30 minutes by car.

## KEY INFORMATION

- 4/5 Bedrooms

3 Bathrooms

2 Reception Rooms

Private driveway

Not Listed

Heating: Oil

Utilities: Mains electricity, water. Private drainage

Restrictions: Yes - Restriction on garden building height to rear of house per owner

Easements, Wayleaves: Yes - Easements are in place for drainage pipes per title register

Public Rights of Way: None

Flooding: None known

Notable Construction Materials: None known

Building Safety Concerns: None known

Mining Area: No

Planning Permission / Proposed Developments: None known
- EPC Rating: C (78)

Council Tax Band: E

Tenure: Freehold

Broadband: ASDL \*  
(Airband available)

Mobile Signal: Indoor limited, outdoor likely \*

Lateral living on ground floor

\*Per Ofcom

## Miller Town & Country powered by eXp

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### VIEWING:

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