



## Butcombe, Morchard Bishop, EX17 6RX

Guide Price £895,000

**HELMORES**  
SINCE 1699



# Butcombe

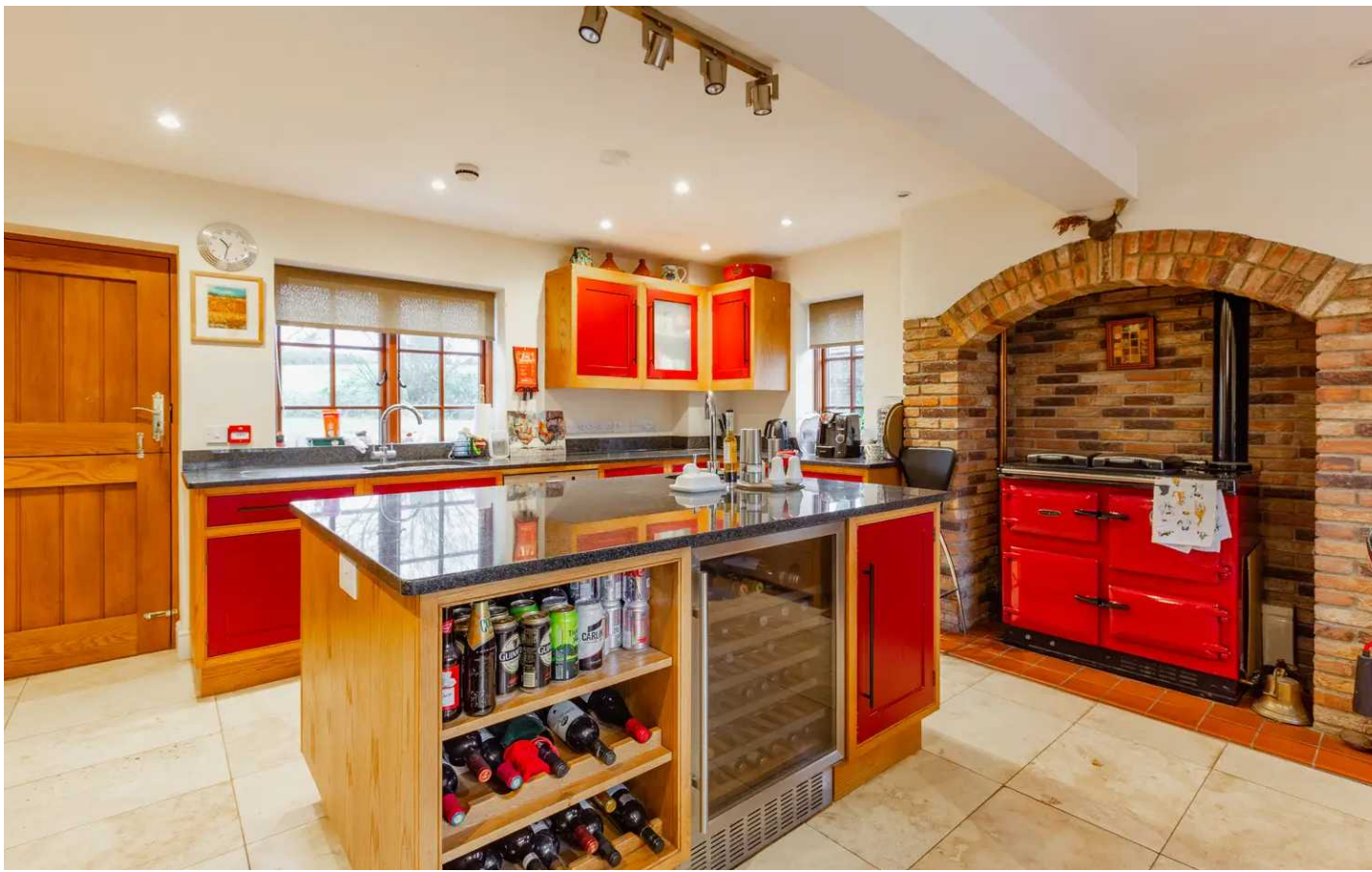
Morichard Bishop, Crediton

- Large 4 storey country house
- Approx. 2 miles from Morichard Bishop centre
- Set in approx. 1.6 acres
- A unique house in a wonderful setting
- 5 bedrooms with 4 ensuites
- Beautiful garden room
- Living rooms with wood-burners
- Annexe potential (lower ground floor)
- Gated drive and plenty of parking
- Large garage/store/workshop

If being in the countryside, away from busy roads, in your own land and yet not too remote is on your wish list, then read on as this place offers so much. Just a couple of miles from the popular village of Morichard Bishop and down a long drive (shared with a handful of properties in total), Butcombe is a substantial, detached country house surrounded by unspoilt rolling farmland and enjoying lovely country views. The unique nature of having a lower ground floor with plenty of natural light and none of the usual issues associated with being under ground level. It makes for a unique approach over boardwalks to get to the front door which also act as fantastic seating areas from which to enjoy the summers in the gardens.







The house was completed in 2006 and was an individual build, finished internally to an extremely high standard. The property offers extremely flexible living accommodation designed over four floors to with the lower ground floor perfectly set up as potential annexe accommodation, if required. With its separate access to outside, an ensuite bedroom, living room and kitchen area, it would suit family members or even as income potential with Airbnb or similar.

The ground floor is has a welcoming entrance hall with WC/shower room and a good sized living room with wood-burner and triple aspect windows allowing plenty of light as well as views over the garden. The kitchen/family room was professionally designed by Country Kitchens and includes a striking Red Rayburn and a fully fitted kitchen complete with integrated appliances and polished granite surfaces. It's both a functional and sociable space with plenty of room. To the rear is a wonderful garden room, again incredibly light with views over the garden. There's electric heating in here too so can be used comfortably year round. Worth mentioning is the house has oil fired central heating (run via the Rayburn) with additional electric heating for an extra boost when the Rayburn isn't running. There's also a mechanical ventilation and heat recovery system throughout the house although this hasn't been used by the present owners. These systems distribute fresh air internally whilst recycling the heat of the exiting air. On the second floor are 3 bedrooms, all with ensembles with the master bedroom enjoying a bath and shower. Up again to the top floor, there's another bedroom or home office plus storage space.



From the private lane (unofficially responsible for 6th of upkeep), a brick and gated entrance brings you into the grounds. With ample parking for a number of vehicles, parking for owners or guests is never going to be an issue. There's a large double garage with electric door which is higher than standard and would take a motorhome or similar, plus a workshop to the rear. The property has 3 phase electricity too which is very handy for the outbuildings or extra power for an EV charger if required. The grounds and gardens extend to approx. 1.6 acres and is mainly level and lawned. There's a well screened, large polytunnel, compost stores and custom built aviaries for chickens/ducks which have micro-mesh to help reduce the spread of bird flu. It would be possible to create small grazing areas for a small number of animals whilst retaining ample garden for the house. Visible from the house is a pond too, which isn't only pretty but attracts a wide range of wildlife.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2023/24 – £3,437.73

Utilities: Mains electric, mains water, telephone & broadband

Drainage: Private drainage (treatment plant)

Heating: Oil fired central heating via Rayburn plus electric heaters for summer and wood-burners. Also has a mechanical ventilation and heat recovery system (MVHR) but this hasn't been used by the present owners.

Listed: No

Tenure: Freehold

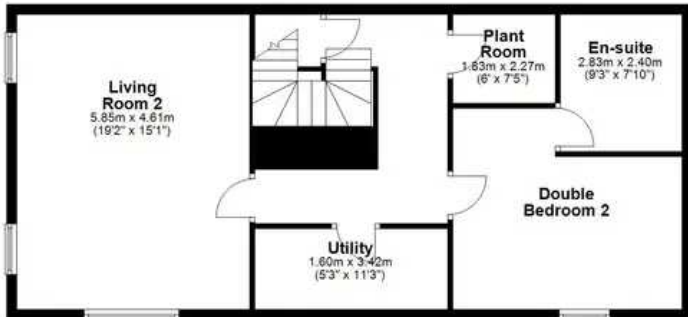






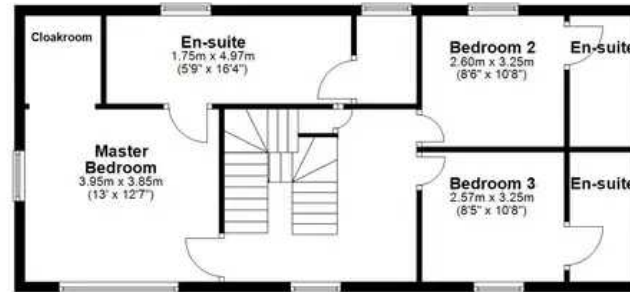
### Basement

Approx. 77.0 sq. metres (828.6 sq. feet)



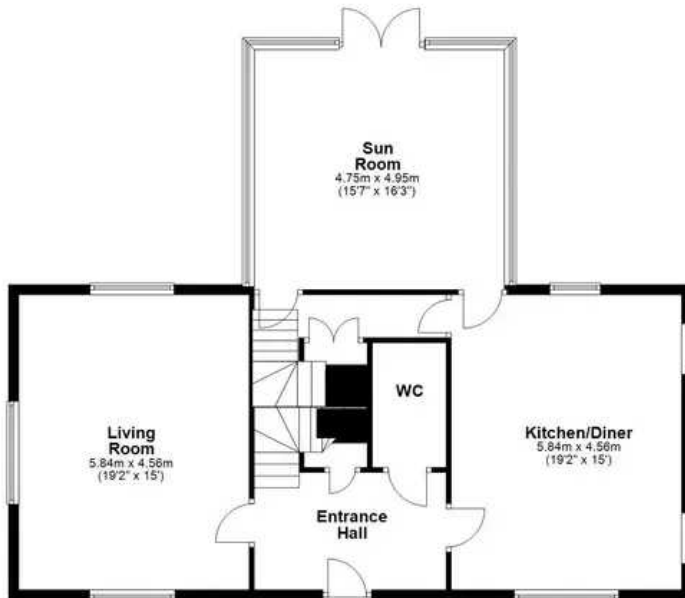
### First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



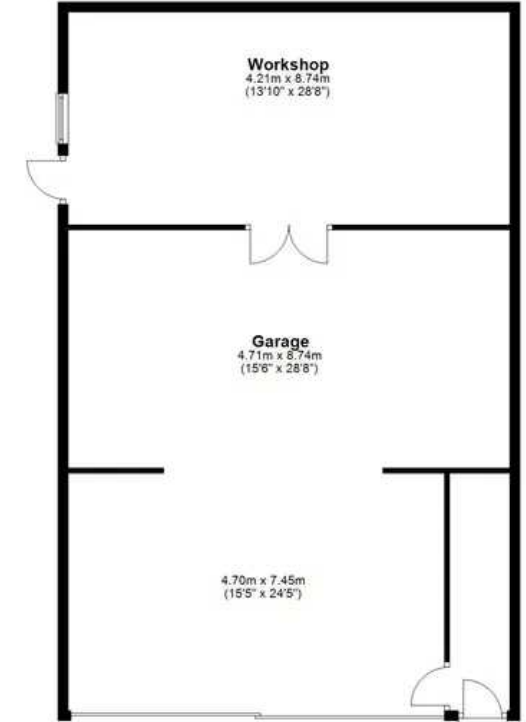
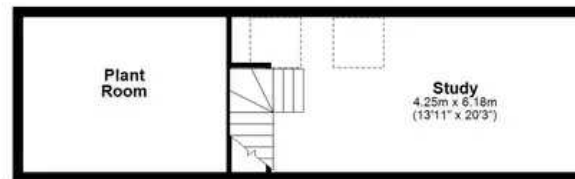
### Ground Floor

Approx. 221.4 sq. metres (2383.0 sq. feet)



### Second Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 404.4 sq. metres (4353.3 sq. feet)





**MORCHARD BISHOP** is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

DIRECTIONS : For sat-nav use EX17 6RX and the What3Words address is [///spaceship.chart.across](https://www.what3words.com/#!/spaceship.chart.across)

but if you want the traditional directions, please read on.

As you leave Morchard Bishop past the primary school on New Road (signed to Black Dog), at the end of the long straight, turn right as if heading back towards Newbuildings. After approx. 1 mile, look out for a lane on the left (Butcombe Lane) as signed with a name plaque. Turn into this lane and continue for approx. 1 mile and the property will be found on the left.







# Helmores

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