



## Courtyard Cottage, Morchard Bishop, EX17 6RF

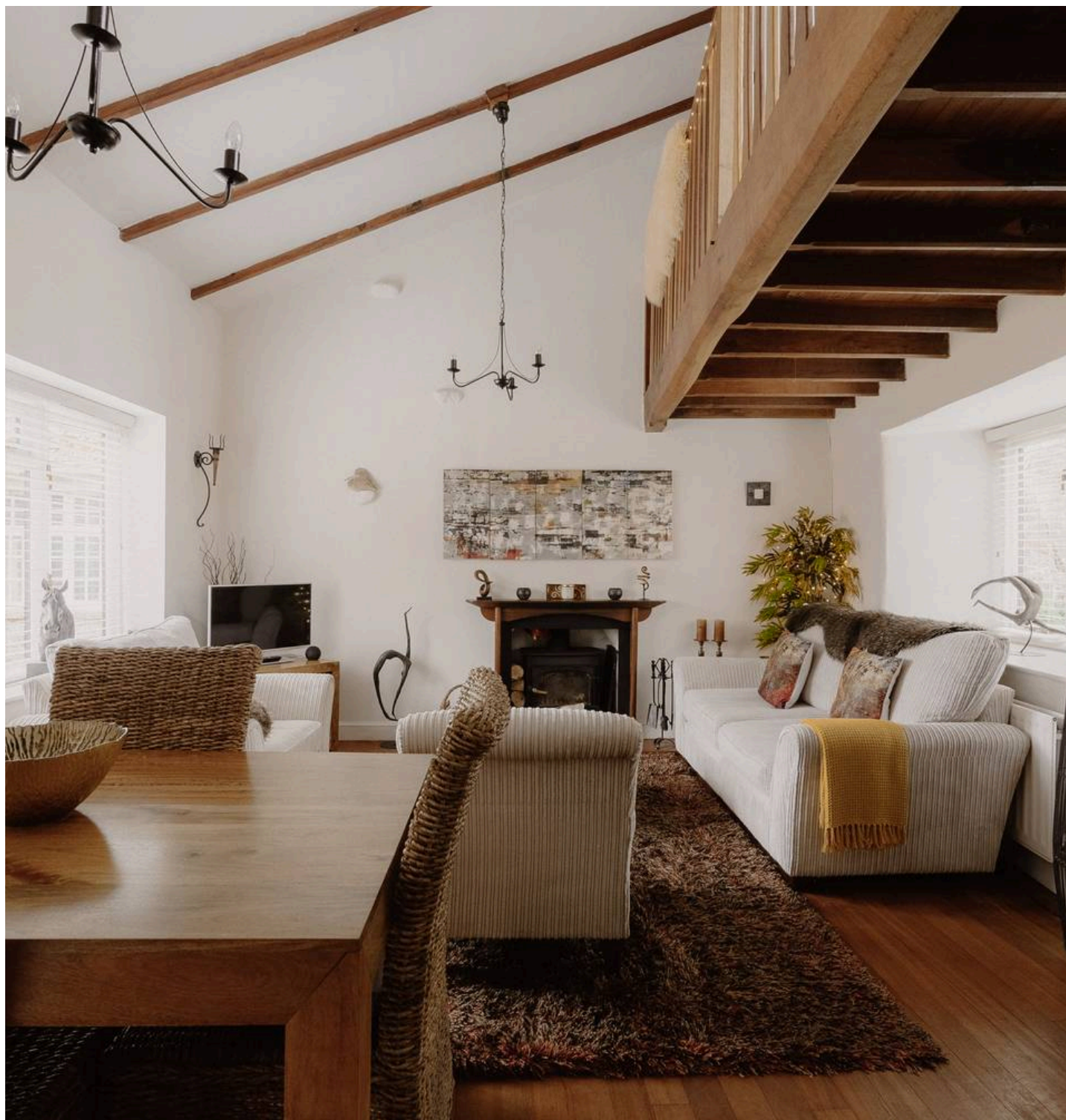
Guide Price **£220,000**

# Courtyard Cottage

Morchard Bishop

- Delightful 2 bedroom cottage
- Nothing to do for a new owner
- Spacious modern accommodation
- Set in 6 acre grounds of large house
- Bath and shower rooms
- Wood-burner and central heating
- Raised deck seating area
- On a bus route
- Just a mile from the village
- Leasehold with Freehold available to purchase

Just outside the popular Mid Devon village of Morchard Bishop, set in private grounds of approx. 6 acres is Beech Hill. A collection of properties set within the Beech Hill community. This property is semi-detached and offers fantastic value for money for the size and to be able to enjoy a semi-rural location. The village with its amenities is only a mile or so away and there's a bus stop at the end of the drive and walks in almost every direction including the Two Moors Way. It's 1 of 4 privately owned leasehold properties to the rear of Beech Hill Community House and if you wish, you may become a cooperative member & part of the community but this is optional. This provides you access to the entire eco-friendly, 6 acre site, including a camping paddock. In addition, if you would like access to the swimming pool there is an additional £25 charge towards maintenance. Alternatively, the house can be enjoyed without the additional land use.





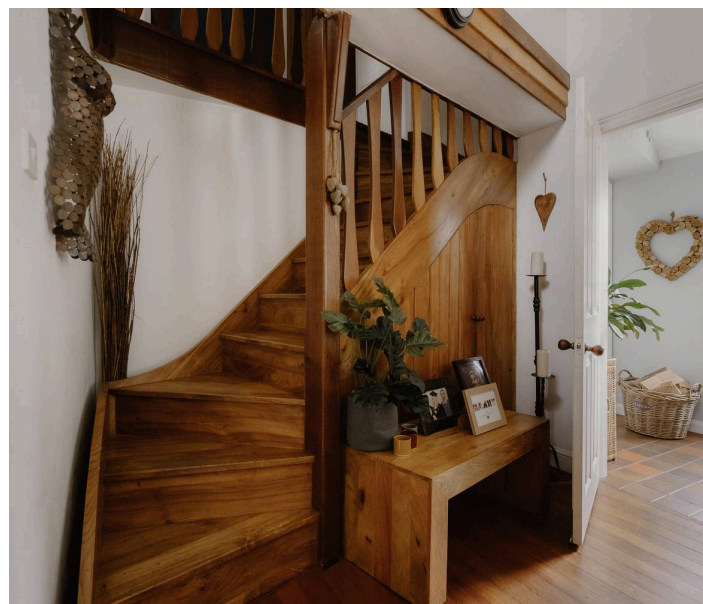
The accommodation, with handcrafted woodwork throughout, has been very well updated and improved by the current owner. There's little for a new owner to do and with LPG heating, solar PV's and a wood-burner, it's an economical property to run. On the ground floor is a large living room with wood burner and the wonderful gallery over, plus a well fitted modern kitchen and a second double bedroom or of course this could be used as a dining room or study. Stairs lead to the landing and the first floor includes the minstrels' gallery overlooking the living room, ideal as a study area or library, and this also provides access out to a newly refurbished decked balcony with some stunning views and a private seating area to Courtyard Cottage. Also on the first floor is a gorgeous double bedroom and both a bathroom and a shower room which are modern and stylish.

There is gas (LPG) central heating throughout and double glazing and throughout, the property is in very good order and ready to move into, ready for a new owner to enjoy.

The property has 2 allocated parking spaces in the car park and the potential to rent an allotment if desired.

Agents' notes:

Courtyard Cottage is a leasehold property with 90 years left on the lease. The freeholder is Beech Hill Property Holdings Limited, the current service charge comes to £203 per calendar month and this covers the following : Buildings insurance, water bills, on site sewerage, grounds maintenance and the exterior of the building (excluding doors & windows).



The property is semi-detached and adjoins a non-residential building used for storage.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25-  
£1824.95

Approx Age: NA

Construction Notes: Stone

Utilities: Mains electric, water, telephone & broadband  
(plus solar PV's)

Broadband within this postcode: Superfast Enabled

Drainage: Private – on site

Heating: LPG and woodburner

Listed: No

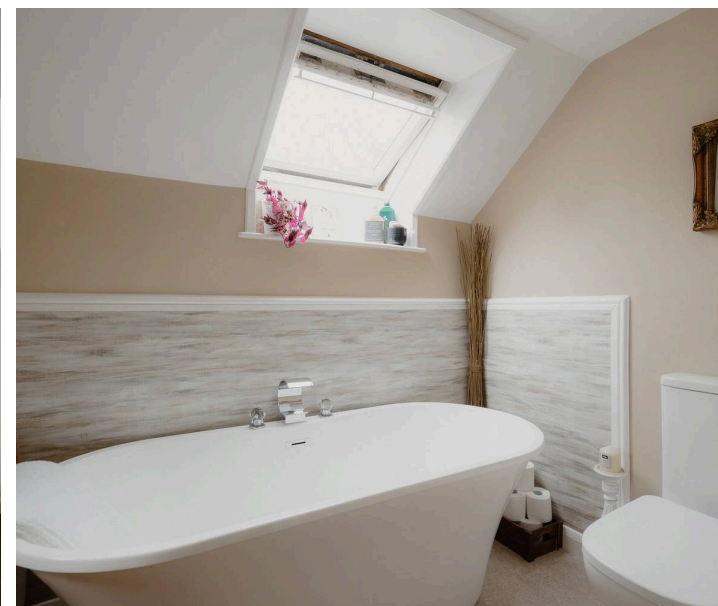
Conservation Area: No

Tenure: Leasehold.

DIRECTIONS : For sat-nav use EX17 6RF and the  
What3Words address is [///skies.count.travels](https://www.what3words.com/skies.count.travels)

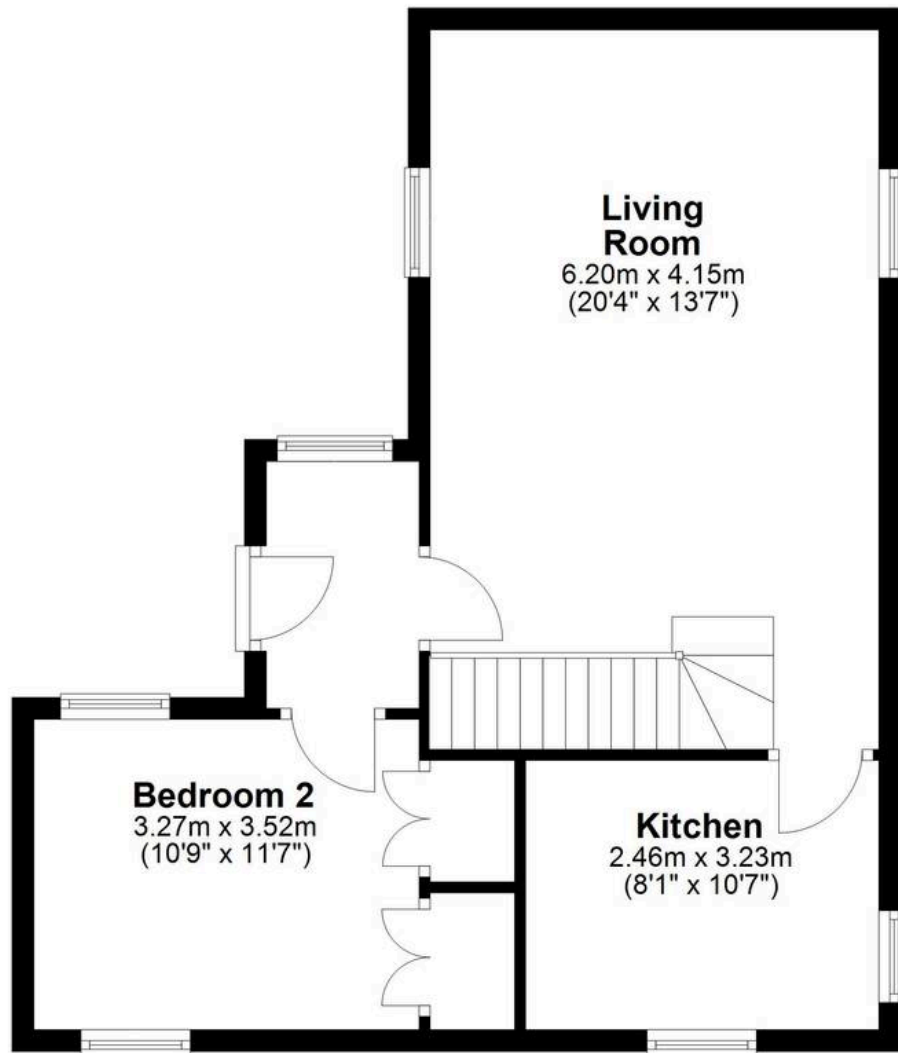
but if you want the traditional directions, please read on.

From our High Street office proceed West along the A377 passing through Copplestone and continuing onto Morchard Road, where you turn off right sign posted Morchard Bishop. Upon entering Morchard Bishop, proceed up into the village and turn right just past the London Inn into Church Street, stay on this road for just over a mile. Upon seeing the sign for Three Hammers, turn immediately right which takes you into Beech Hill. Courtyard Cottage (No 8) is the first property on the left through the archway. Please note that cars must be parked in the car park. Please do not drive under the arch.



## Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 sq. feet)



# Helmores

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