



Old Barn Cottage, Fore Street, Morchard Bishop, EX17 6NX

Guide Price £345,000

Old Barn Cottage, Fore Street

Morchard Bishop, Crediton

- Beautifully presented & spacious village cottage
- Four bedrooms with en-suite to master
- Open-plan lounge diner with log burner & opening to kitchen
- Utility room to rear
- Enclosed & private rear garden
- Oil central heating (new boiler in 2019)
- Double glazing
- Being sold with no onward chain

Old Barn Cottage is a period, unlisted end of terrace property, found in the heart of this community driven village, with its fantastic amenities all within walking distance. These include a pub, café/shop, primary school and sports club. There's a regular (multiple per day) bus to Crediton and Exeter and a daily bus service for secondary schools.

The spacious and well-presented accommodation is spread over 3 floors. It's surprisingly light with good ceiling heights for a cottage of this type.

The décor is up to date and there's an abundance of character with exposed timbers throughout. From the entrance hall is an open-plan living/dining room, with attractive exposed beams, a lovely wood-burning stove and an opening to the kitchen area to the rear.





The kitchen provides good storage and working space and worth noting that included in the sale are new worktops (to be fitted by new owner) to replace the current ones. A stable door leads to the rear garden and access to the handy utility room, which has a worktop with power and plumbing for a washing machine and tumble dryer, plus space for additional fridge or freezer etc. This is a very useful addition to the house.

The first floor landing gives access to three of the bedrooms, plus there is a white suite bathroom with shower over the bath. The open turning staircase takes you up to the large master bedroom with en-suite shower room and huge eaves storage. The cottage enjoys central heating via an outside Combi-Boiler (installed in 2019) and double-glazed windows.

To the rear is the low maintenance South-West facing garden (8m x 6.7m) which is largely paved offering sunny seating areas, plus a shed, wood-store and side access gate. On street parking is found along Fore Street itself, with local owners largely leaving the spaces directly in front for the occupiers of each property. The present owners also rent a large allotment in the village which (subject to availability) could be taken over by a new owner.

The property is also being offered with the benefit of no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1750

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband



Broadband within this postcode: See property listing at helmores.com

Mobile Coverage: See property listing at helmores.com

Drainage: Mains drainage

Heating: Oil fired central heating and wood burner (new combi-boiler in 2019)

Listed: No

Conservation Area: Yes

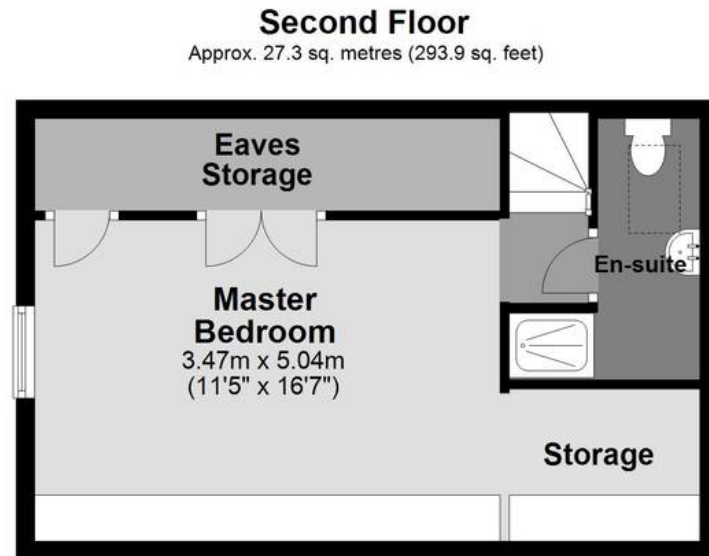
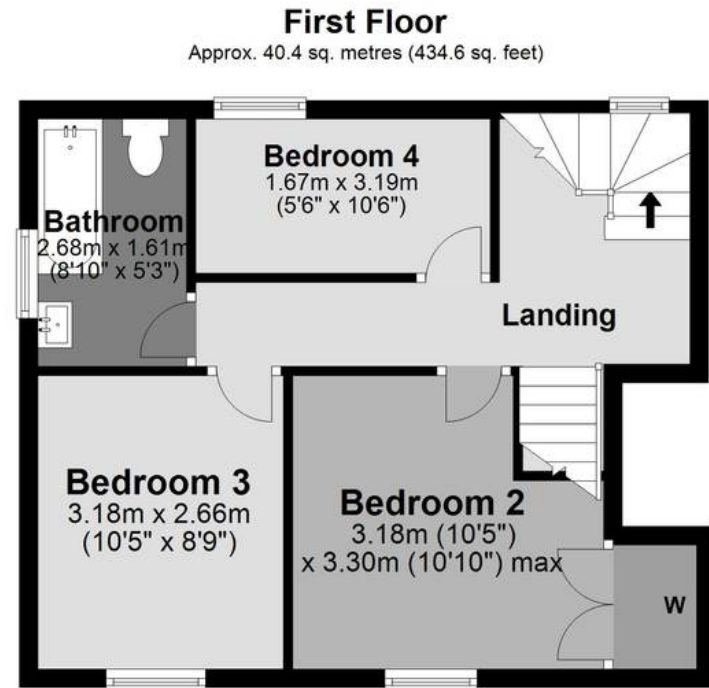
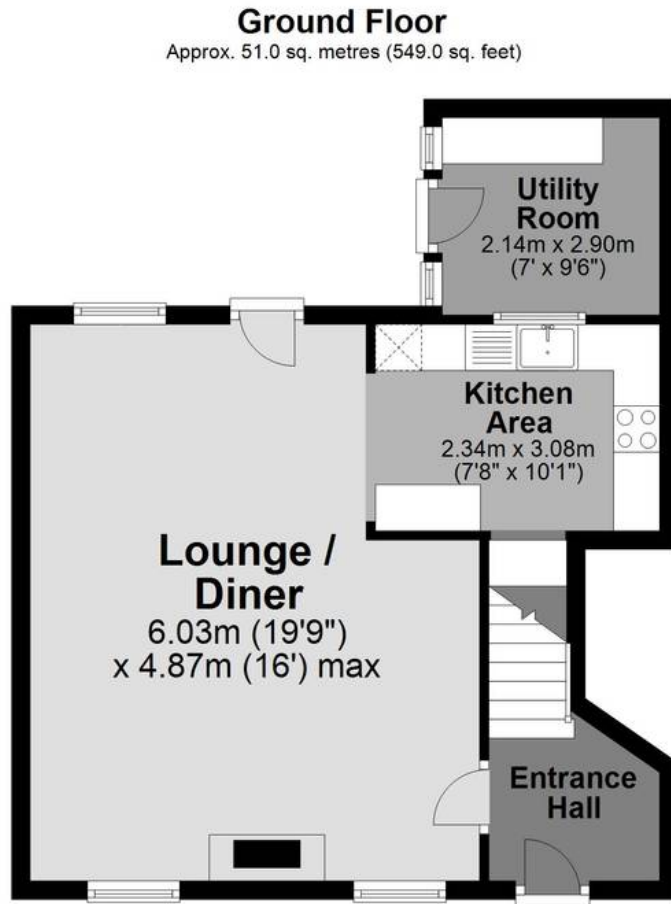
Tenure: Freehold

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 6NX and the What3Words address is [///teardrop.many.feasting](https://www.what3words.com/teardrop.many.feasting)

Upon entering the village, pass the London Inn on your right and stay left to proceed down Fore Street, Old Barn Cottage is found along on your left before reaching the chapel.





Total area: approx. 118.7 sq. metres (1277.4 sq. feet)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.