

Thurlby Cottage Fore Street, Morchard Bishop Guide Price £360,000

## **Thurlby Cottage Fore Street**

Morchard Bishop, Crediton, EX17 6NX

- Character Cottage
- 3 Double bedrooms
- Grade II Listed
- Village location with shop and pub
- Lovely walled garden
- Full of history & charm
- Regular bus service
- Excellent rural walks nearby

The cottage is in Morchard Bishop and forms part of one of the longest continuous terraces of thatched properties in Devon (perhaps England), meaning its chocolate box image is protected by the Grade II status. Larger than it looks from the outside, upon entering the cottage immediately strikes you with the charm that this property exudes throughout. All this within a thriving village full of life and surrounded by beautiful Devon countryside.

The spacious lounge has an inglenook fireplace with woodburning stove (with backboiler that heats the radiators) and bread oven, there's storage cupboards and a pretty window seat to look out and enjoy the front garden. The kitchen has bespoke sage green wooden units with a Belfast sink and solid wood worktops, there's space for a dishwasher and fridge and an array of open shelving.









The 2 oven aga is oil fired which heats the water for the cottage and there's space in the kitchen for a table. The further reception room downstairs could be used as a dining room, study or 2nd lounge, this room also has an inglenook fireplace with woodburner. Also on the ground floor is a utility room with space and plumbing for a washing machine and has a WC.

Upstairs includes a spacious landing with room for a desk, there are 3 double bedrooms, the largest to the front which has an airing cupboard area, another good sized double to the front with storage cupboard and the third bedroom overlooks the rear garden. All bedrooms have white painted floorboards, character and are spacious. The bathroom has a clawfoot bath and enjoys bathing with views out to the garden, along with a separate electric shower, WC and sink. The windows are traditional wood single glazed and the attic is well insulated.

Outside to the front a cobbled path leads from the road with a lawn either side through the front garden with flower and shrub boarders and a decorative pond. The rear garden has a large patio area to enjoy outdoor dining with a lower level laid to lawn with a pergola in the corner, rose and flower boarders, it's well enclosed with a traditional wall and the garage (with light and power) has access to a shared rear lane and the vendor parks on this lane unhindered in front of the garage. The thatch was completely renewed in 2014 so has plenty of longevity remaining. Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 -£2346.36

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbpsDrainage: Mains drainage

Heating: Woodburning stove with back boiler to radiators

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

## DIRECTIONS

From Crediton head in a westerly direction on the A377, go straight through Copplestone and upon reaching Morchard Road, take a right turn towards Morchard Bishop. Continue through the village past the pub, bear left and Thurlby Cottage can be found on the righthand side on the row of thatched cottages.

What3Words: ///roost.testy.typed











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