



## 6 Bishops Meadow, Morchard Bishop

Offers Over £399,950



## 6 Bishops Meadow

Morchart Bishop, Crediton, EX17 6RA

- Beautiful & spacious home
- 1560sq ft (145sqm) of accommodation
- New stylish kitchen in 2023
- 4 large double bedrooms
- Master bedroom with ensuite
- Desirable village location
- Double garage
- Parking for 4 vehicles
- Enclosed garden including decking terrace
- Woodburning stove

Bishops Meadow is a small development of well-built homes on the edge of the popular village of Morchart Bishop. With 1560sqft (145sqm) of accommodation, the whole house feels light, airy and very spacious. The current owners have improved the property with a fantastic new kitchen in 2023, decking terrace in the garden, adding a woodburning stove and decorating tastefully throughout.

The entrance hall has a full height galleried landing area giving a great first impression and the kitchen/diner was re-configured with new units added in 2023 with shaker style sage green units. There is an integrated utility cupboard for a washing machine and dryer, integrated full size fridge and dishwasher along with a wine cooler, Quooker hot water tap and integrated bin.







The cooker is a 5 ring hob range with two ovens and a grill and the worktops are white quartz. The breakfast bar has undercounter storage and the whole kitchen has a lovely range of units. The dining area to the end of the kitchen has room for a sofa or dining table. The lounge has patio doors leading out to the garden and a dual fuel woodburning stove. This room leads around to the dining area with south facing window. Also on this floor is a downstairs WC. Upstairs and across the galleried landing is the master bedroom with a spacious ensuite and south facing views. The 2nd bedroom is also to the front and a good-sized double with wardrobes. The further 2 bedrooms are to the rear and are also much larger than average doubles. The family bathroom has a freestanding bath with separate corner shower, WC and sink. The heating is LPG gas central heating and there is uPVC double glazing throughout.

Outside to the front are two parking spaces and an area laid to lawn. There is a shared drive up to the back of the property where 2 further parking spaces can be found in front of the attractive double garage with plenty of storage, power and light. To the rear is an area with artificial grass then steps up to the full width composite decking area which is a perfect sun trap to enjoy outdoor dining and relaxing, there is power to this section of the garden. There is a further section above with artificial grass and a fence behind onto open fields.

Please see the floorplan for room sizes.

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

Utilities: Mains electric, LPG gas, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage





Heating: LPG gas central heating

Listed: No

Conservation Area: No

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.

**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 :** From Crediton take the A377 in a westerly direction. Go ahead through Copplestone and at Morchard Road take a right turn towards Morchard Bishop. Head straight through the village and Bishops Meadow can be found at the end of the village to the right, go up and bear right then number 6 can be found along to your left hand side.

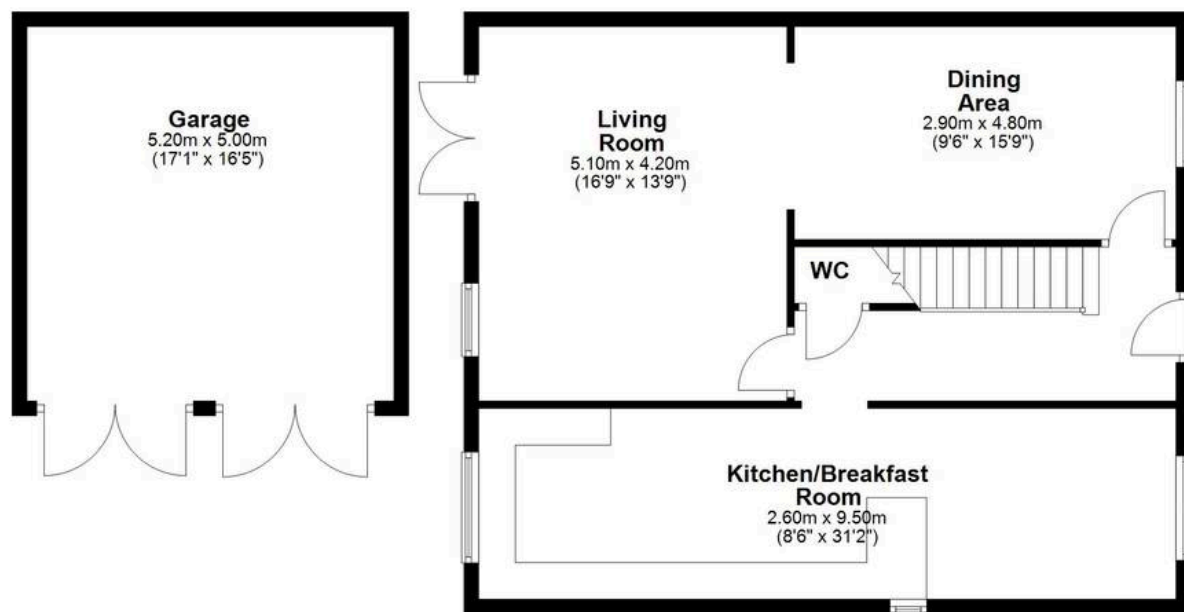
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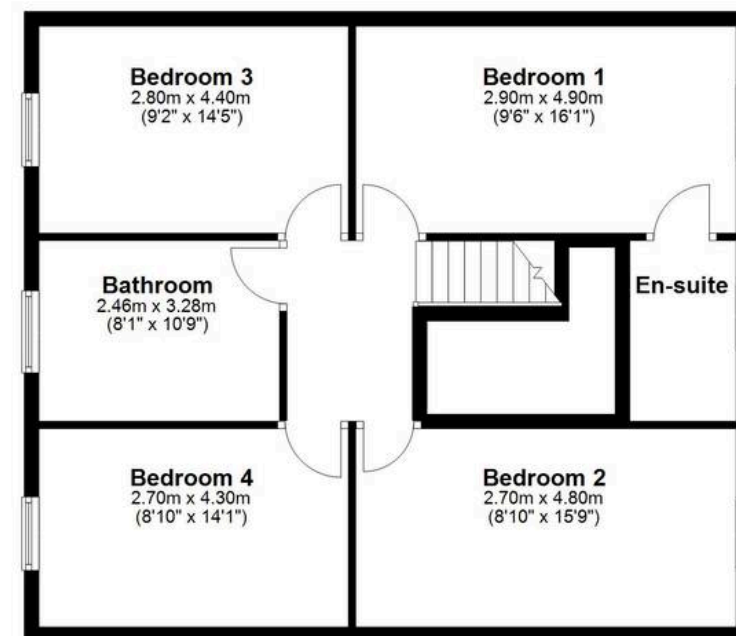
### Ground Floor

Approx. 98.9 sq. metres (1065.0 sq. feet)



### First Floor

Approx. 71.0 sq. metres (764.4 sq. feet)



Total area: approx. 170.0 sq. metres (1829.4 sq. feet)





## Helmores

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