



Oldborough Cottage, Morchard Bishop, EX17 6SQ

Guide Price £475,000

Oldborough Cottage

Morchard Bishop, Crediton

- Charming thatched cottage
- Located in a hamlet
- Grade II Listed
- 3 Bedrooms
- Stunning Views
- Large cottage gardens
- Extended in 2021
- Large kitchen with utility
- Woodburning stove
- Gated parking

Oldborough is a hamlet just outside the village of Morchard Bishop, nestled amongst Devon farmland in rolling hills, the location is a beautiful unspoilt spot. The cottage is a 17th century gem, full of charm and character with a recent conversion to the side to create a lovely spacious kitchen, utility and bathroom and the garden has superb open views over the countryside. It even appeared on the popular TV show 'Escape to the Country'.

The entrance hall makes the link between the old part of the house and the new, and leads down into the modern kitchen, there's a good array of cream shaker style units and a large central island/breakfast bar along with space for a large fridge/freezer. There is an integrated dishwasher and double eye-level oven and a 4 ring induction hob, next to the ceramic sink is a door leading out to the patio area.





To the side of the kitchen is the utility room with space for washing machine and dryer and space for another fridge if required. The ground floor also has a modern bathroom with bath and shower head tap with a wc and sink, there's a dining room with a central original oak beam and window seat. The lounge has an inglenook stone fireplace with a bread oven and woodburning stove, a door leads out to a porch onto the drive.

Upstairs there are two good sized doubles, the master having fitted wardrobes and a dressing table fitted only 4 years ago and the other holds the airing cupboard. There's a further single and a shower room. The windows are hardwood double glazed throughout and oil fired central heating. The thatch was replaced in 2016 with a long life-span remaining.

Outside there is a gated parking area with space for 3-4 vehicles. The garden has been created to offer many different spaces to enjoy with two patios, several lawned areas, a pond and vegetable garden all of which enjoy stunning open views over the countryside. There is a greenhouse and two sheds providing good storage space.



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.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 25/26 - £2,185.94

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 31mbps

Drainage: Private drainage shared with 2 other properties

Heating: Oil fired central heating

Listed: Grade II

Conservation Area: No

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. 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.

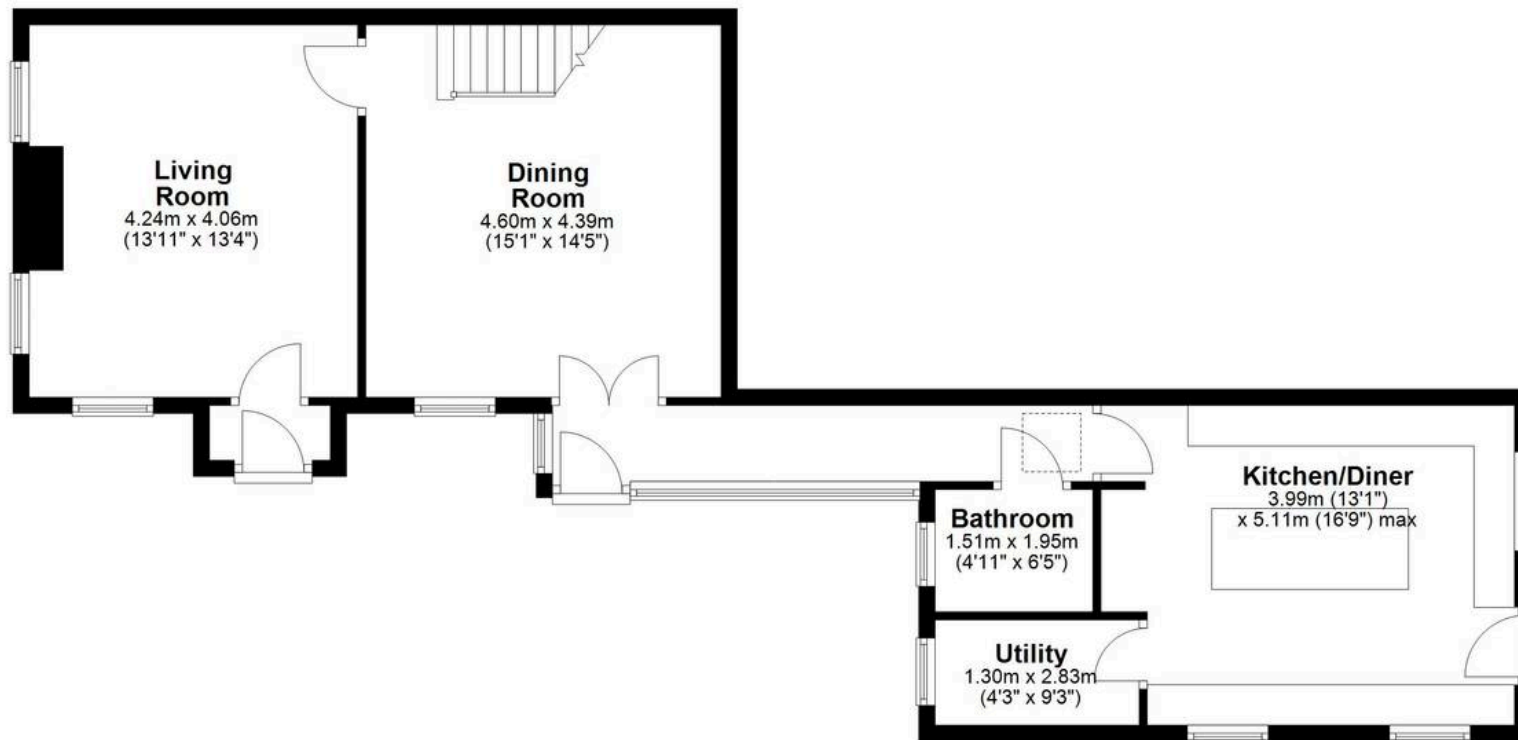
DIRECTIONS : From the A377 take the turning at Morchard Road to Morchard Bishop, continue along this road and take a right turn toward Oldborough. At the t-junction the cottage can be found ahead to the right marked by a Helmores board.

What3Words: ///cringes.swimsuits.retiring



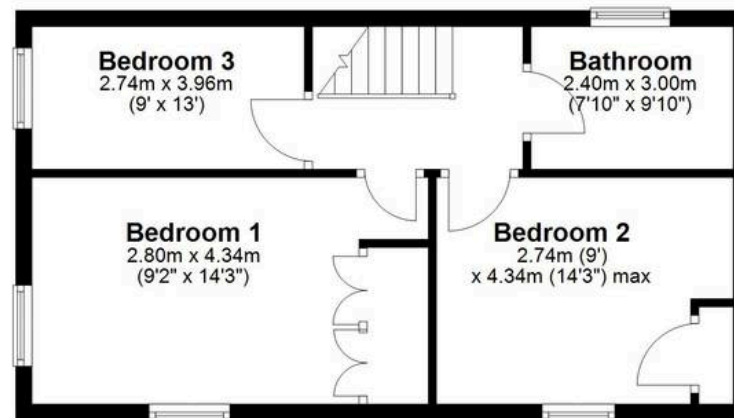
Ground Floor

Approx. 71.6 sq. metres (770.9 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 119.5 sq. metres (1286.3 sq. feet)



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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.