



## Denewood Cottage, Morchard Bishop

Guide Price £525,000



# Denewood Cottage

Morichard Bishop, Crediton, EX17 6SD

- Detached village home
- Five bedrooms and two bathrooms
- Three receptions including garden room
- Tiled roof and not listed
- Good ceiling height and character throughout
- Lovely private gardens adjoining fields
- Parking, store and garden shed
- Solar PV and battery storage

Morichard is one of the larger villages in the area and has an excellent community with a primary school, pub, shop, active sports clubs and a regular bus route, plus a couple of miles away is the Tarka line which runs from Barnstaple into Exeter (via Crediton). It's able to provide a village lifestyle without being isolated. There's a mix of homes here which cater for a range of buyers and it's home to the one of the longest continuous runs of thatched roofs in the country.

Denewood is more of a farmhouse than a cottage, with generous room sizes, a large 1800sqft footprint and good ceiling heights, it's a versatile and spacious home that will suit a range of buyers. Alongside the characterful accommodation, the present owners have continued to improve the efficiency of this home with the addition of solar PV's to the roof, linked to a battery so ideal for those looking for lower running costs.







There's oil fired central heating, plus the large fireplaces house wood-burning stoves. The house isn't listed and has a tiled roof.

Internally, there are three reception rooms to the ground floor which include two living rooms (one would make a lovely dining room) and a garden room which overlooks the pretty rear garden. There's a kitchen/breakfast room along with very useful utility and boot rooms, ideal for a property of this size and type. On the first floor are five bedrooms with a main bathroom and a second shower room. Although the main bedroom isn't ensuite, the position of the shower room next to the bedroom is ideal and could be incorporated as an ensuite if preferred.

The access to the parking area is via a gated entrance leading to the parking area for two or three vehicles plus there's on street parking to the front. The gardens extend to the north and west of the property giving great space and variety with full planted borders and banks, areas of lawn and some lovely views. There's established trees and raised beds plus a store/shed and the garden is a real feature of this wonderful family home.

#### **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 E – Mid Devon

Approx Age: 1700's

Construction Notes: Cob/stone under tiled roof

Utilities: Mains electric, water, telephone & broadband plus solar PV and Battery storage

Drainage: Mains

Heating: Oil fired central heating and wood burners

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6SD and the What3Words address is [///dunes.scrum.recliner](#) but if you want the traditional directions, please read on.

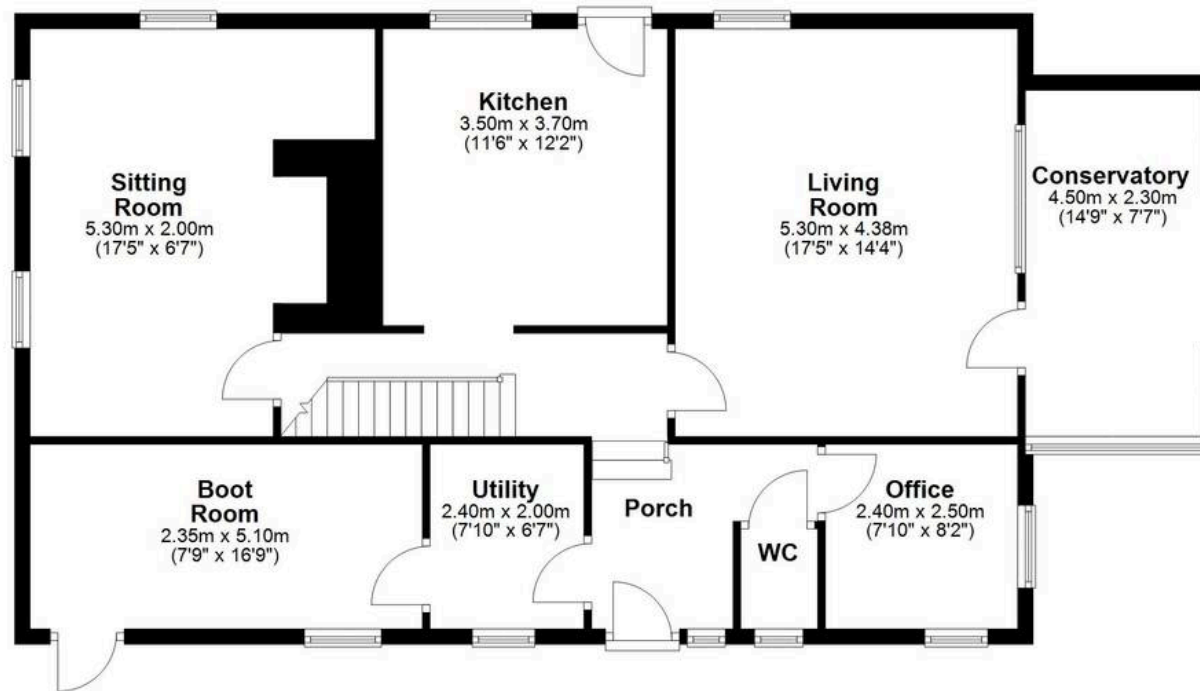
When entering Morchard Bishop from the A377 at Morchard Road, proceed up the hill and the property will be found on the left hand side. If you reach the pub, you've gone too far.





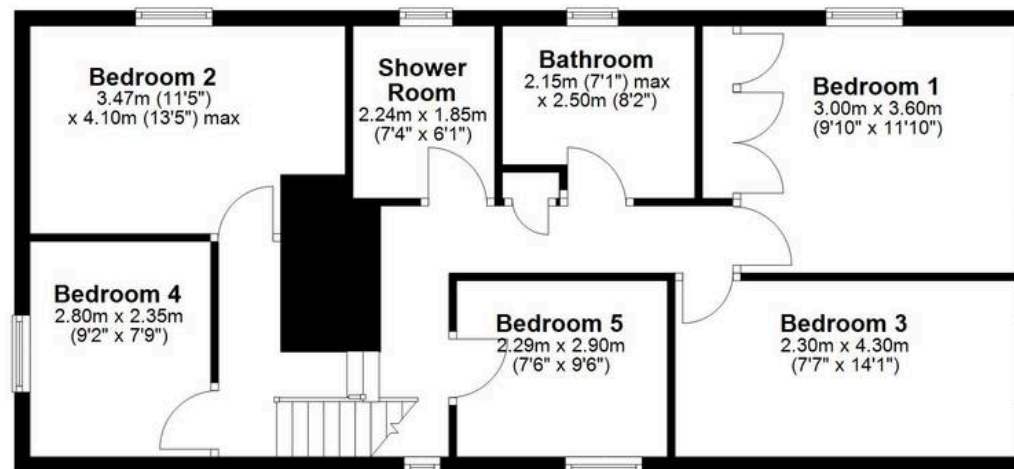
## Ground Floor

Approx. 106.4 sq. metres (1145.3 sq. feet)



## First Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



Total area: approx. 177.9 sq. metres (1914.6 sq. feet)





# Helmores

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