



**1 Chapel Street, Morchard Bishop, EX17 6NP**

Guide Price **£450,000**



# 1 Chapel Street

Morchar Bishop, Crediton

- Gorgeous, character cottage
- Village centre location
- 3 double bedrooms
- Lovely kitchen/garden room
- Separate living room with wood-burner
- Fantastic private walled gardens
- Parking for 2 vehicles

**It has to be the Devon dream lifestyle. Waking up and throwing open the doors from your garden room onto your own beautiful gardens which are private yet central in a popular village with only a short walk to the shop or pub – it doesn't get much better than this. Located in the heart of Morchar Bishop, one of the area's larger villages, it has a lot to offer. Tucked away in a central position, it's away from main roads and is surprisingly private given it's location.**

**The cottage is Grade II listed and likely dates back to the mid 1800's. The original part of the house is stone under a thatched roof (the thatch was replaced in 2024 so has a long life ahead). It's this mix of styles that really adds to the visual character.**







It's on mains services with oil fired central heating (part underfloor heating) and a wood-burner for those cosy winter nights. It's presented in great condition, it's been well looked after and improved by the current owners who've lived here for over 40 years!

The layout on the ground floor gives fantastic living spaces with the heart of the home definitely being the kitchen/dining room which opens into a stunning garden room with those views over the gardens. There's a separate living room with the wood-burner too as an additional reception room, plus a useful, large utility room and ground floor WC. On the first floor are the three double bedrooms, all with different character and the family bathroom too.

Outside, there's right of way access to both sides of the garden to access the house over the lane and on the left hand lane are two designated parking spaces for the cottage (additional parking is freely available on the village roads). The garden is a real attraction to this property, created over the years, it now offers a sanctuary and will keep the keenest of gardeners busy. With seating areas, both open and covered, areas of lawn and meandering pathways, it's a garden that does a bit of everything. It's been cleverly zoned so that the working part of the garden, with the vegetable plots, greenhouse etc is separate to the recreational area. The abundance of colour and varieties of plants in the beds is particularly enjoyable during the spring and summer. There's a couple of timber store sheds too.





**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 D – Mid Devon

Approx Age: 1800's

Construction Notes: Stone

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
135.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**MORCHARD BISHOP** is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the mid-way point. Famous for having the longest row of thatched, terraced cottages in England Morchard is a popular village not least because of its C of E primary school (OFSTED Good), excellent pub, doctor's surgery, and community run shop. There's a thriving community scene offering a variety of events and activities ranging from the monthly produce market to sporting clubs. Nearby is Morchard Road where you can catch a train on the scenic Tarka Line to Barnstaple or Exeter. For a wider range of shops and amenities Crediton and Exeter are 7-miles and 15-miles away respectively. A regular daily bus service from the village also provides access to both these towns.

#### DIRECTIONS

For sat-nav use EX17 6NP and the What3Words address is [///fills.confused.twinkled](https://www.what3words.com////fills.confused.twinkled) but if you want the traditional directions, please read on.

From Crediton, head west on the A377 through Copplestone and after the lights, bear right staying on the A377. At Morchard Road, take the right turning to Morchard Bishop. Follow the lane for a couple of miles and as you reach the village, go up Polson Hill, pass The London Inn on your right and then bear left at the memorial. The cottage is up a lane on the left, just opposite the memorial.







## Helmores

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