



2 Whites Cottages, Morchard Bishop, EX17 6PB

Offers Over £230,000

2 Whites Cottages

Morichard Bishop, Crediton

- Lovely village location
- Grade II listed cottage
- Large south facing front garden
- Inglenook fireplace with woodburning stove
- Full of character & charm
- 2 Double bedrooms
- Study/Nursery (limited height) on 1st floor
- 1st floor bathroom
- Scope to create parking (STP)
- No onward chain
- EPC: N/A (Grade II Listed)

Morichard Bishop is full of pretty historic cottages and this one doesn't disappoint. It's set back behind a large south facing garden and is being sold with no onward chain. The village has a regular bus service and is a short drive to the local train station. There's a great village store, popular foodie pub and a primary school along with many local village activities.

Entering via a handy porch with space for coats and shoes, this then leads to the impressive lounge with high ceilings and a large central original beam with inglenook fireplace with woodburning stove. There is plenty of room for a dining area and sofas - the room has a lovely cosy cottage feel. The kitchen to the rear has wood effect shaker style units with space for a washing machine and cooker, a table fits comfortably in this area and there's space for a fridge/freezer.





Stairs lead to the first floor where there are two front facing double bedrooms. The bathroom has floor to ceiling tiles with a corner shower enclosure WC and sink. The added bonus to the first floor is a further room (with limited height) that can serve as a nursery, play room, storage or office area. Outside to the front there is a lovely cottage garden with seating area immediately to the front of the house with a lawned area and flower and shrub borders. There is a garden shed and scope to create parking, (subject to planning permissions, a previous granted permission has lapsed). Parking is currently found easily on street adjacent to the property.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £1912.70

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Woodburning stove

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold

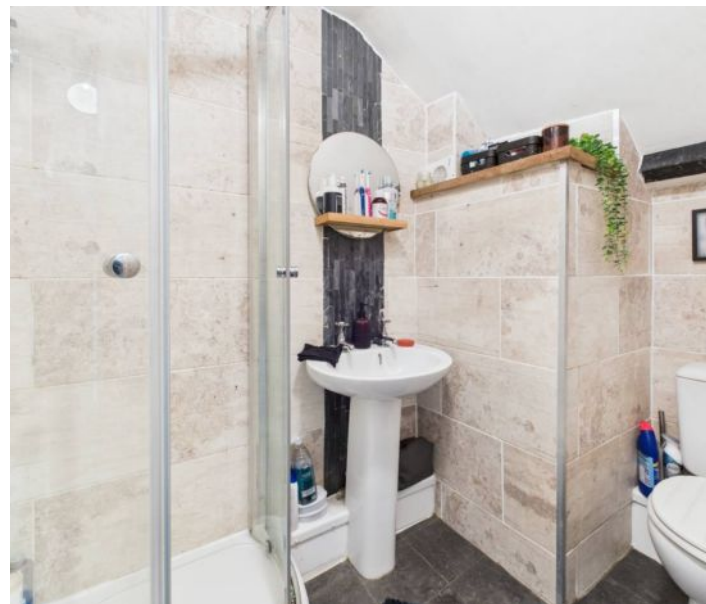
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

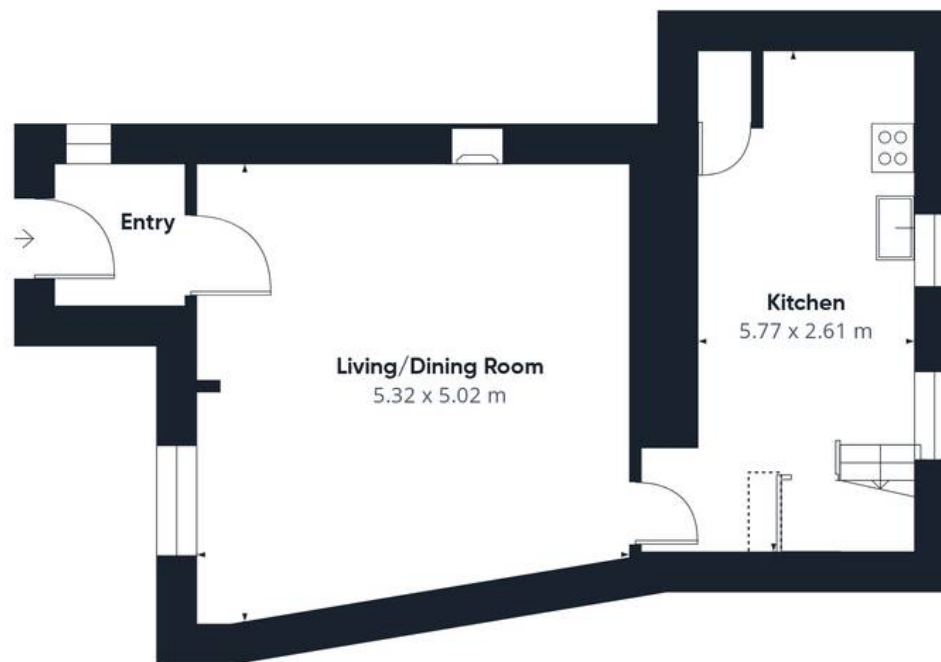


MORCHARD BISHOP is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the mid-way point. Famous for having the longest row of thatched, terraced cottages in England Morchard is a popular village not least because of its C of 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.

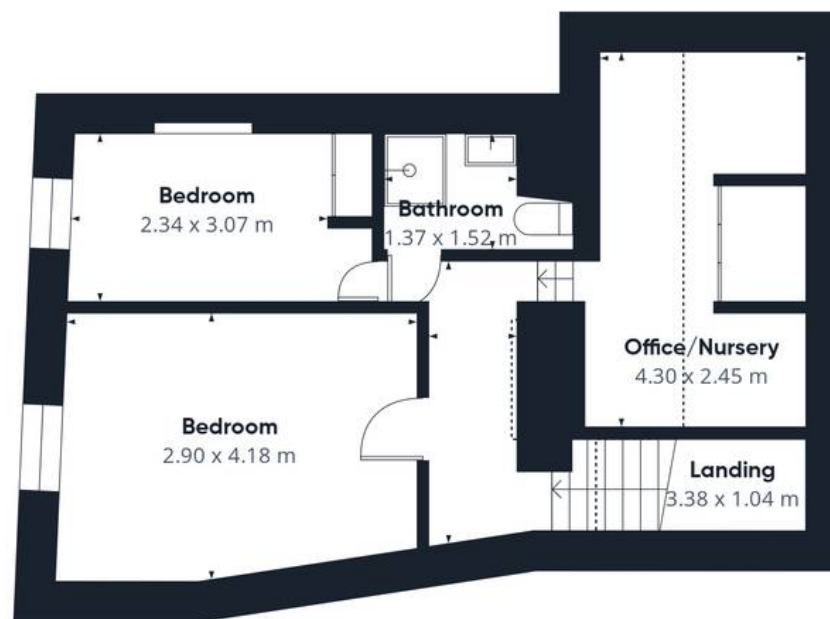
DIRECTIONS : From the A377 at Morchard Road, head towards Morchard Bishop, go straight through the village taking a left fork at the war memorial. Head down and the property can be found on the entrance to 'The Green'

For Sat Nav: EX17 6PB





Floor 0



Floor 1

Approximate total area⁽¹⁾

81.2 m²

Reduced headroom

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.