



The Cedar House,



The Cedar House,

Morchard Bishop, Crediton, Devon EX17 6NG

Exeter 17.3 miles, A30 13.4 miles, M5 21.1 miles

A stylish family house occupying a rural position with far reaching rural views and land amounting to 2.85 acres.

- Architecturally designed family home
- Outstanding rural views
- Beautifully presented throughout
- 5-6 double bedrooms
- Just outside a popular Devon village
- Gardens and grounds amounting to 2.85 acres
- EPC - Speak to agent.
- Council Tax Band - C
- Freehold

Guide Price £1,200,000

SITUATION

The property is situated just outside the pretty village of Morchard Bishop, in the heart of the Mid Devon countryside. The village of Morchard Bishop, less than a mile, has a strong community with a general store and cafe, parish church, primary school, pub, garage, sports club, tennis court and doctors surgery. There are regular bus services to both Crediton and Exeter.

The university and cathedral city of Exeter, 17.3 miles, provides a comprehensive range of facilities and amenities. Exeter has two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London. There is a railway station at Morchard Road on the Tarka line (Exeter to Barnstaple).

DESCRIPTION

The Cedar House is an ultra-modern conversion of a former agricultural building with a two storey extension, double garage, gardens and grounds amounting to 2.85 acres. This stylish yet versatile property benefits from accommodation of 4,225sqft and has been finished to a very high specification. The ground floor comprises; an open plan sitting room/dining/kitchen with feature windows and full height ceilings, utility, family room, snug and three ensuite bedrooms. The first floor provides a further three ensuite bedrooms and a walkway leading to a reading area making the most of the far-reaching rural views. To the south of the property are gardens and grounds amounting to 2.85 acres.



ACCOMMODATION

The entrance door from the cobbled parking area leads into a spacious hallway off which is a snug/office, utility room, and 6th bedroom with shower room and separate WC. This area has the potential to be used as a separate annexe if required. The hallway leads to a magnificent open plan sitting room/kitchen/dining room with impressive double height ceilings, both sliding and bi-folding doors out to the terrace, and a custom built kitchen with island and integrated Neff appliances. Off the kitchen is a rear hallway with a secondary utility room and a family room with bi-folding doors to the terrace. To the other side of the hallway are a further two bedrooms, both with ensuite shower rooms and one with fitted cupboards.

A striking stone clad spiral staircase rises to a landing/study area with a feature walkway leading to a glazed reading area, making the most of the far reaching southerly views. Off the landing are two further bedrooms, one with an ensuite bathroom and the other an ensuite shower room. The principle bedroom has an ensuite shower room, separate dressing room, and large storage area.

GARDENS AND GROUNDS

To the south of the property is a stunning sun terrace with area of level lawn with established borders and magnificent rural views towards Dartmoor. Accessed from both the house and a secondary entranceway are grounds amounting to 2.85 acres with an agricultural building and storage shed.

PARKING AND GARAGING

The property is approached via a five-bar gate leading to a cobbled parking area with a detached double garage with electric up and over doors.

OUTBUILDING

On the grounds is a useful timber framed outbuilding

ADDITIONAL PLANNING PERMISSION

There is historic planning approval on the land for the erection of 1 dwelling for the use of key worker in connection with associated horticultural business (the business is no longer in operation). Speak to the Agent for further details.

SERVICES

Mains water and electricity. Private drainage. There is a separate private water connection. Gas central heating (LPG)

DIRECTIONS

On leaving Exeter proceed westwards on the A377 passing through CREDITON and COPPLESTONE continuing to MORCHARD ROAD. At Morchard Road turn right, just before the Devonshire Dumpling pub, signposted Morchard Bishop. Continue on this road into the village passing The London Inn on your right. After a further 50 yards fork left on to Fore Street and leaving the village on the Chulmleigh Road. After 0.8 miles the property will be on your left.

What3words - relished.safari.headed



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	69
EU Directive 2002/91/EC			

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

