



Wigham





# Wigham

Morchard Bishop, CREDITON, EX17 6RJ

Exeter 17.3 miles, A30 13.4 miles, M5 21.1 miles Morchard Road Station - 4.5 Miles Tiverton Parkway Rail Station - 23.7

**A Grade II Listed Longhouse with a two bedroom cottage and 3.59 acres occupying a stunning rural position**

- Grade II Listed Property
- Stunning rural views
- Three reception rooms
- Land amounting to 3.59 acres
- Freehold
- Thatched Longhouse and 2 bedroom cottage
- Modern kitchen/breakfast room
- Five bedrooms in the main house
- Swimming pool
- Council tax band - G

**Guide Price £1,150,000**

## 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). Tiverton Parkway Rail Station is 23.7 miles from Wigham and has a two hour express service to London Paddington.

## DESCRIPTION

A charming Grade II listed thatched Longhouse with a two bedroom cottage, swimming pool, and grounds amounting to approx 3.59 acres. The substantial Grade II Listed main house of nearly 3,200sqft, which dates from the mid-16th Century, boasts an array of original features from exposed ceiling beams, plank and muntin screen, flagstone flooring, and beautiful original fireplaces. Attached on the western end of the house is a versatile two bedroom cottage ideal for guest accommodation or to provide a useful letting income.





## THE MAIN HOUSE

The extensive main house, which dates back to the 16th Century, provides an array of historic features, in particular, the joinery including a wonderful plank and muntin screen in the drawing Room. There is a large fireplace in the drawing room (with bread oven) and spacious dining room, and a smaller fireplace with Villager wood burner in the family room. At the heart of the kitchen/breakfast room is a 4-oven oil-fired Aga, with modern wall and floor mounted units, integrated appliances, beautiful flagstone flooring and a banquette seating area. There is also a walk-in pantry and wine cellar. Of further note on the ground floor is a study with WC, cloakroom, rear hall and rear entrance.

Two staircases lead to the first-floor accommodation providing five spacious bedrooms, four of which have en suite bathrooms. There is also a laundry room and cloakroom.

## WIGHAM COTTAGE

Attached to the western end of the house is Wigham Cottage of 1,075 sqft. Ideal for guest accommodation or to provide a useful income. On the ground floor is a sitting room with a stone fireplace, triple aspect with views down the valley as well as French doors to the garden. There is an open plan kitchen/dining room with Aga and storage. On the first floor are two further bedrooms and two ensuite bathrooms.

## THE GROUNDS

The property is approached along a driveway which sweeps up to and past the property leading to a gravelled parking and turning area. Immediately to the front and side of the house are lawned areas bordered by stone walling and with well established flower and shrub beds. To the rear of the property steps lead up to a further garden which includes a vegetable plot, fruit cage and orchard. This is well-sheltered with natural boundaries of mature trees. To the front of the house is a swimming pool and paddock leading to a small stream at the bottom, ideal for grazing. The south facing outlook is beautiful from the house, gardens and land over the adjoining countryside. In all the grounds amount to 3.59 acres

## SERVICES

Private drainage and water. Mains electricity, Oil fired central heating.

## DIRECTIONS

From Exeter proceed on the A377 towards Crediton and Copplestone. Proceed through these and upon reaching Morchard Road, turn right signposted Morchard Bishop. Continue into the village taking the left fork at the war memorial, and proceed out of the village for approximately half a mile. Fork right signposted Lapford at Turnings Ways, beside a red post box in the wall. Continue for half a mile and the entrance to Wigham can be found on the right. Proceed down the driveway, taking the left hand fork up to the house.

What3words - chambers.cocoons.skate





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.



Approximate Area = 4425 sq ft / 411.1 sq m  
 Garage = 194 sq ft / 18 sq m  
 Total = 4619 sq ft / 429.1 sq m  
 For identification only - Not to scale

**First Floor**

**Ground Floor**

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Stags. REF: 1051598



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	60	62
EU Directive 2002/91/EC		

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