



Meadowbank Barn



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Morchard Bishop, Crediton, Devon EX17 6PD

Crediton (8 miles), Tiverton (16 miles), Exeter (14.9 miles)

A delightful reverse level two bedroom barn conversion in a popular Devon village with no onward chain.

- Well maintained barn conversion
- Reverse level accommodation
- Open plan living area
- Popular village location
- EPC - G
- NO ONWARD CHAIN
- Two bedrooms
- Modern kitchen with integrated appliances
- CTB -C
- Freehold

Guide Price £220,000

SITUATION

This well positioned barn conversion can be found in the popular village of Morchard Bishop, set amongst the rolling Mid-Devon countryside.

Morchard Bishop has a strong community with a range of facilities, including general store and cafe, parish church, primary school (Ofsted: Good), pub, garage, sports club, tennis court and doctor's surgery. The towns of Tiverton (16 miles) and Crediton (8 miles) offer a comprehensive range of shopping and facilities together with public and state schooling. The university and cathedral city of Exeter has a wide range of amenities befitting a centre of its importance. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.



DESCRIPTION

Meadowbank Barn is a delightful reverse level barn conversion in a convenient village setting, with plenty of local walks, shop, pub and bus route. The property is configured with spacious open plan living on the first floor with a bedroom/study, and a ground floor bedroom along with a wet room. There is an integral garage offering the potential for conversion, subject to gaining all of the necessary planning consents.

ACCOMMODATION

The property was converted approx. 14 years ago and whilst it is currently used as a residential home it would also make for an ideal rural Devon retreat. It has a great feel with plenty of character and a surprising amount of light, particularly on the first floor. It's a reverse level conversion with a double bedroom, wet-room and store (former garage) on the ground floor. On the first floor is an open plan living/dining with a modern kitchen with wall and floor mounted units with oak tops and integrated electric appliances. Off the kitchen is a well designed bedroom/study. Further potential is on offer as the garage/store could be incorporated into the barn's accommodation (subject to permissions) although the store is very useful for bikes/boards etc.

OUTSIDE

Outside, there is a strip of land which comes with the property, ideal for pots etc but there is no garden. There is plenty of on street parking nearby. The drive is owned by the neighbour but Meadowbank Barn has an official right of way for access.

SERVICES

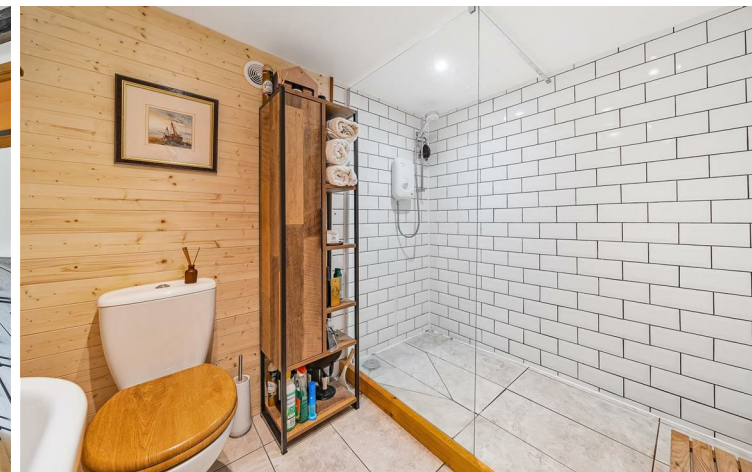
Mains water, electric and drainage

The barn is not Listed, however, it is in the curtilage of a Grade II listed property.

DIRECTIONS

From Crediton, go through Copplestone, staying on the A377 towards Barnstaple. At Morchard Road, take the right hand turning, over the railway line and proceed on the country lane into Morchard Bishop. Pass The London Inn on your right and bear right at the memorial. At the bottom of the hill, turn left into The Green and the property will be found on the right after approx. 100m.

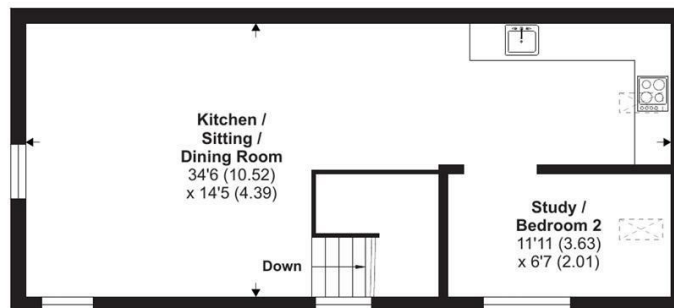
What3words - breeze.lakes.benched



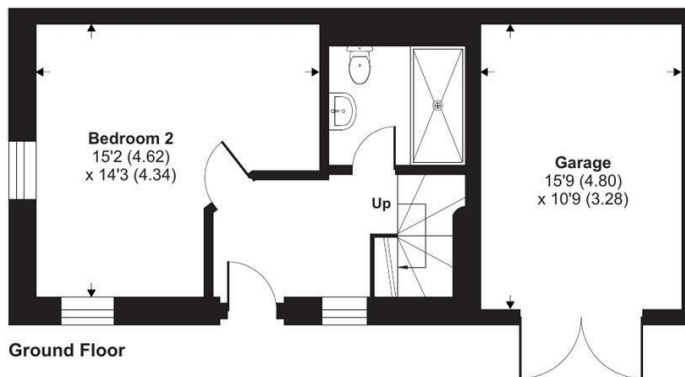


Approximate Area = 839 sq ft / 77.9 sq m (excludes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags REF: 1097898

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			60
(39-54) E			
(21-38) F			
(1-20) G		8	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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