



Bonds Middlecott



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Morchard Bishop, Crediton, Devon, EX17 6RW

Exeter 15 miles Crediton 8 miles Tiverton 16 miles

A detached bungalow set in a glorious rural position with outbuildings and over 25 acres.

- Glorious rural position
- 3 bedroom family home
- Well maintained gardens and orchard
- Pasture land amounting to 25 acres
- Council tax band: D
- Agriculturally Occupancy Condition
- Modern décor throughout
- Versatile range of outbuildings
- Freehold
- EPC: D

Guide Price £750,000

SITUATION

The property enjoys a rural yet conveniently accessible location, situated approximately one mile west of the village of Morchard Bishop. This vibrant village boasts a strong community spirit and offers a variety of local amenities, including an award winning general store and café, parish church, well-regarded primary school (Ofsted rated 'Good'), pub, garage, sports club, tennis court, and doctor's surgery. The nearby towns of Crediton (8 miles) and Tiverton (16 miles) provide a broader range of shops, services, and both state and independent schools. Further afield, the historic university and cathedral city of Exeter, which is accessible by train from Morchard Road and Lapford station, offers an extensive array of facilities befitting its regional prominence, including mainline rail connections to London Paddington and Waterloo, and Exeter International Airport, located just four miles to the east of the city.

DESCRIPTION

Bonds Middlecott is a versatile agricultural holding set in a rural yet easily accessible location in the heart of Mid Devon. At its centre is a modern, brick-built detached bungalow offering spacious, contemporary accommodation and enjoying far-reaching views across the property's own land. The holding benefits from a flexible range of outbuildings, offering excellent potential for a variety of uses, subject to the necessary planning consents. In total, the property extends to approximately 25 acres.



ACCOMMODATION

The entrance door opens into an L-shaped hallway with built-in storage cupboards. To the left, a bright dual-aspect sitting room features a brick-built fireplace with a wood-burning stove, creating a cosy focal point. The kitchen/breakfast room is fitted with a range of modern wall and base units, integrated appliances, and a convenient breakfast bar. Patio doors from the breakfast area provide access to the rear garden and delightful paved terrace. A separate utility room includes a sink, external door to the garden, and a sliding door leading to a WC. Off the main hallway are three generously sized double bedrooms and a well-appointed family bathroom.

GARDENS AND LAND

The property is surrounded by beautifully maintained, level gardens, predominantly laid to lawn with a well positioned paved sun terrace on two sides and enclosed for privacy, with the added charm of well maintained raised vegetable beds and a small adjoining orchard. Beyond the garden, the land is conveniently arranged within a single ring-fenced block and accessed both from the property and via a separate gated entrance from the lane. Divided into four well-managed enclosures, the pasture is productive and well-suited to a range of uses. In all, the grounds extend to approximately 25.12 acres, with each field benefiting from a mains-fed water trough.

OUTBUILDINGS

Situated to the east of the bungalow, the outbuildings benefit from separate road access. This highly adaptable range was formerly used for mixed livestock and now presents excellent potential for a variety of alternative uses, subject to gaining the necessary planning consents. These could include equestrian facilities, workshop or storage space, or even residential conversion, subject to gaining the necessary consents. The buildings include:

A three-bay timber-framed covered yard with a profile steel roof and a mix of timber stock and space-boarded elevations.

A three-bay timber loose house with a mono-pitched profile steel roof.

To the rear, an enclosed concrete yard provides access to a former piggery, built of block under a corrugated fibre cement roof and fully divided at ground floor level—offering further scope for potential redevelopment or repurposing.

AGRICULTURAL OCCUPANCY RESTRICTION

The Occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971, (including any dependants of such a person residing with him or her) or a widow or widower of such a person.

SERVICES

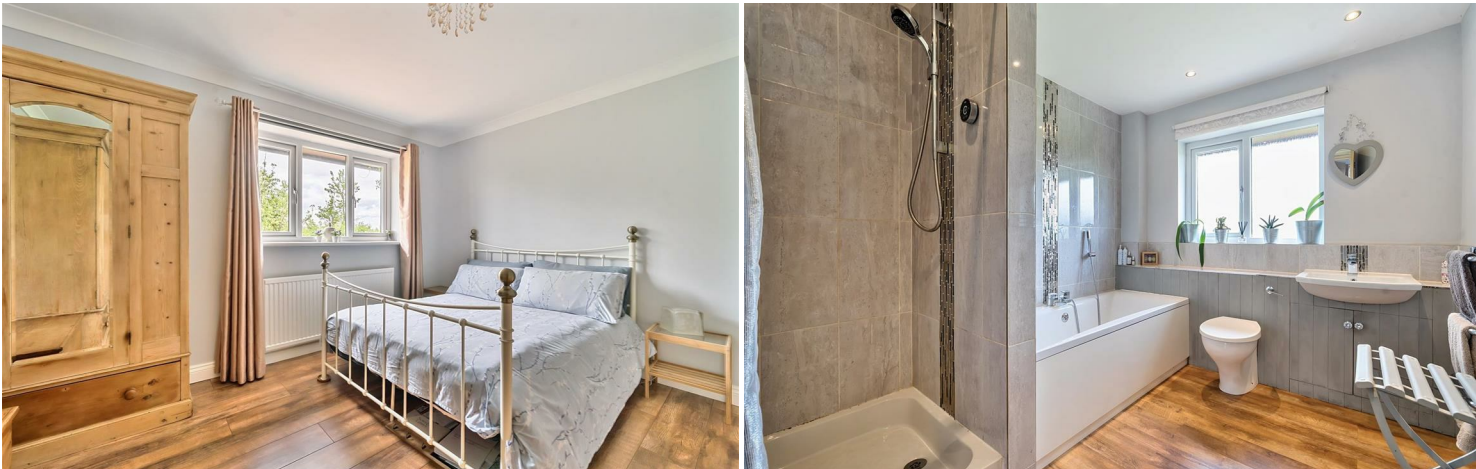
Mains water and electricity. Private drainage.

Oil fired central heating

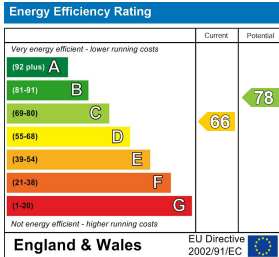
Solar PV panels providing a useful annual payment.

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 and continue along Fore Street. Leave the village on the Chulmleigh Road and take the 1st left turn onto Birch Lane. Continue along Birch Lane for 0.4 miles and the property will be on your right.



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.



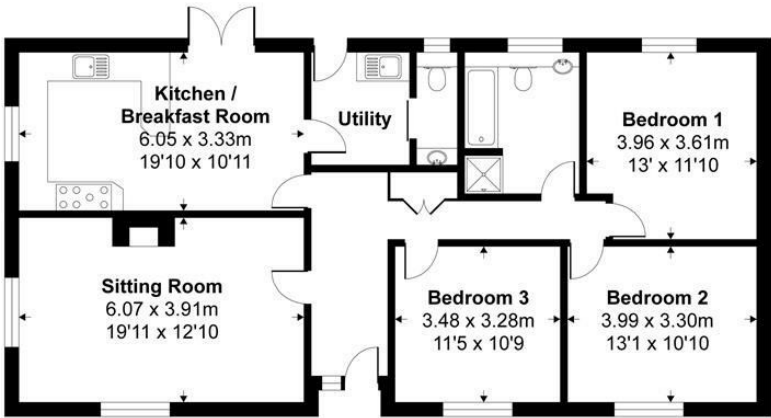
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Approximate Area = 1237 sq ft / 114.9 sq m
Outbuildings = 8637 sq ft / 802.3 sq m
Total = 9874 sq ft / 917.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 789359



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