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Trelawney

Trelawney, Polson Hill, Morchard Bishop, Crediton, Devon, EX17 6SD



Tiverton 15 Miles. Crediton 6.5 Miles.  
Exeter Airport 20 Miles. Morchard Road  
Train Station/ Tarka Line 2 Miles

A beautifully presented four bedroom  
cottage set in a rural yet convenient  
setting on the edge of the popular  
village of Morchard Bishop.

- Detached period cottage
- Beautifully presented throughout
- Four bedrooms
- Characterful features
- South facing rear garden
- Far reaching views
- Superb village location
- Off street parking
- Council Tax Band D
- Freehold

Guide Price £500,000



#### SITUATION

Trelawney occupies a beautiful rural position with far-reaching views in the heart the popular village of Morchard Bishop. The village 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 town of Crediton (6 miles) offers a more comprehensive range of shopping and sporting facilities, train station and state schooling. The university and cathedral city of Exeter lies just 16.9 miles and 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

Thought to date back as far as the 1600's, Trelawney is a beautifully presented, unlisted, four-bedroom detached home that sits in a spacious plot with glorious views as far reaching as Dartmoor.

#### ACCOMMODATION

The property is set over two floors with the ground floor having an entrance porch that leads into the main sitting room. The sitting is filled with characterful features including wooden beams to the ceiling, a large inglenook fireplace with wood burner. Set off the sitting room is formal dining room occasionally used as a fifth bedroom. Much like the sitting room this room has characterful wooden beams on the ceiling. Beyond the sitting room is the kitchen/dining room and conservatory. The kitchen is fitted with an oil fired Aga, electric oven, intergrated dishwasher and freezer, a range of fitted base and wall units and plumbing for a dishwasher. There is space in this room for day to day dining for up to six people. Accessed via a glass door is the the conservatory which has ample space for seating, heating and glorious views over the garden and as far as Dartmoor National Park.

On the first floor there are four bedrooms, three of which benefit from fitted wardrobes, whilst the smaller fourth bedroom is currently utilised as a study. The large family bathroom features

a dual aspect, roll top bath and separate corner shower.

#### OUTSIDE

Lovingly tended to by the current owners, the gardens are an idyllic space to spend time. The main lawned area is flat with a paved seating area to the south with a vast array of flowers and shrubs in the beds and borders. At the far end of the garden there are vegetable plots, two useful garden sheds and a greenhouse creating a space for prospective owners to be as self sufficient as possible.

There is off street parking to the front of the property.

#### SERVICES

Electric - Mains connected  
Drainage - Mains Connected  
Water - Mains Connected  
Heating - Oil fired central heating & Wood burner  
Ofcom predicted broadband services -  
Standard: Download 19 Mbps, Upload 1Mbps.  
Superfast: Download 80 Mbps, Upload 10 Mbps  
Ofcom predicted mobile coverage for voice and data: Internal - EE & O2. External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.

#### VIEWINGS

Strictly by appointment only through the agents.

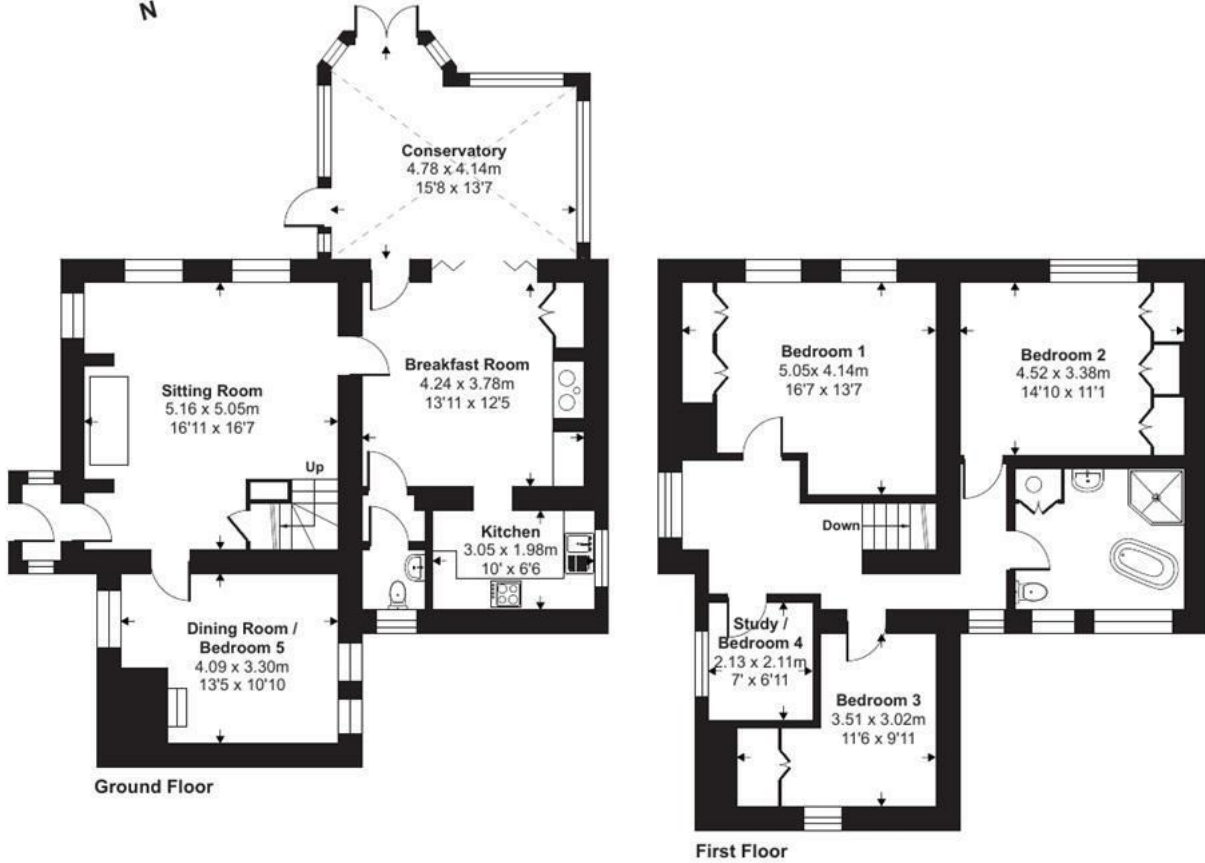
#### DIRECTIONS

On leaving Exeter proceed on the A377 passing through Crediton and Coplestone. Continue on to Morchard Road. At Morchard Road turn right just before the Devonshire Dumping pub signposted Morchard Bishop. Follow on this road and continue up Polson Hill towards the village centre. The property can be found on the left after approximately 800m.



Approximate Area = 1849 sq ft / 171.7 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). © nichecom 2024. Produced for Stags. REF: 1094987

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	76

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