



---

2 Westhill Cottages



## 2 Westhill Cottages, Morchard Bishop, Crediton, EX17 6RH



### SITUATION

Located within a beautiful rural position with far-reaching views on the outskirts of Morchard Bishop, the village offers a strong community with a range of facilities including general store and cafe, parish church, primary school, pub, garage, sports club, tennis court and doctor's surgery.

The town of Crediton offers a more comprehensive range of shopping and sporting facilities, train station and state schooling, whilst the university and cathedral city of Exeter lies within 40 minute drive providing 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

With outstanding views, 2 Westhill Cottages is a semi-detached property superbly located in an elevated position down a quiet lane. With four bedrooms and large garden this truly is a family home in the countryside.

### ACCOMMODATION

Stepping through the entrance porch, the property opens up to the hallway leading to the principal rooms; kitchen/dining room, sitting room and bathroom.

The kitchen/dining room features a range of wooden wall and base units and granite work surface, butlers sink, Oil fired Rayburn and space for further appliances. French doors lead out to the wrap around patio. The charming sitting room with slate flooring, sits to the western side of the property. The large inglenook fireplace with oak beam is a key feature within the room, whilst the front aspect enjoys extended views to the south and across to Dartmoor. To the rear, is a delightful garden room with French doors. Off the main hallway is also the ground floor bathroom, with walk-in shower, wash basin and WC

The first floor landing gives access to all bedrooms and family bathroom. Bedroom one has dual aspect and, along with Bedroom two, makes the most of the exceptional southerly views. Whilst bedroom three and four benefit from the views to the rear. The recently renovated family bathroom comprises of a large bath, wash basin and WC and features a Velux window.

### OUTSIDE

The shared driveway leads up to 1 & 2 Westhill Cottages providing access to ample parking for each property.

The double garage is located on the edge of the driveway on the eastern boundary. With an electric

up and over door, power and lighting and a pedestrian side entrance, it is a versatile space for any user.

To the front of the property is a large, south facing, garden, laid to lawn with mature trees and shrubs. A large patio seating area make the most of the outstanding, uninterrupted, views and sunlight throughout the day.

A further paved area wraps around the side and rear of the property, giving access to the workshop space.

### SERVICES

Electricity - Mains connected  
Water - Mains connected  
Drainage - Shared private drainage via septic tank  
Heating - Electric radiators and wood burner.  
Ofcom predicted broadband services - Standard: Download 7Mbps, Upload 1Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, O2 (Limited) and Vodafone (Limited). External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.

### VIEWINGS

Strictly by appointment only through the agents, Stags.

### DIRECTIONS

From Exeter proceed on the A377 passing through Crediton and Copplestone. Continue on to Morchard Road. At Morchard Road turn right just before the Devonshire Dumpling pub signposted Morchard Bishop. Follow on this road and continue up Polson Hill. After The London Inn, turn right on to Church Street, continue for approximately 1 mile and bare left opposite Beech Hill Community & Campsite. Proceed for 0.5 mile, turning left onto Broadridge Lane, signposted Broadridge. After approximately 500 yards to driveway can be found on the right hand side.

Morchard Bishop 2.5 miles. Exeter 14 miles. Tiverton 16 miles. Crediton 8 miles.

**Superb four bedroom, semi-detached family home with large gardens, set in a rural location on the edge of Morchard Bishop.**

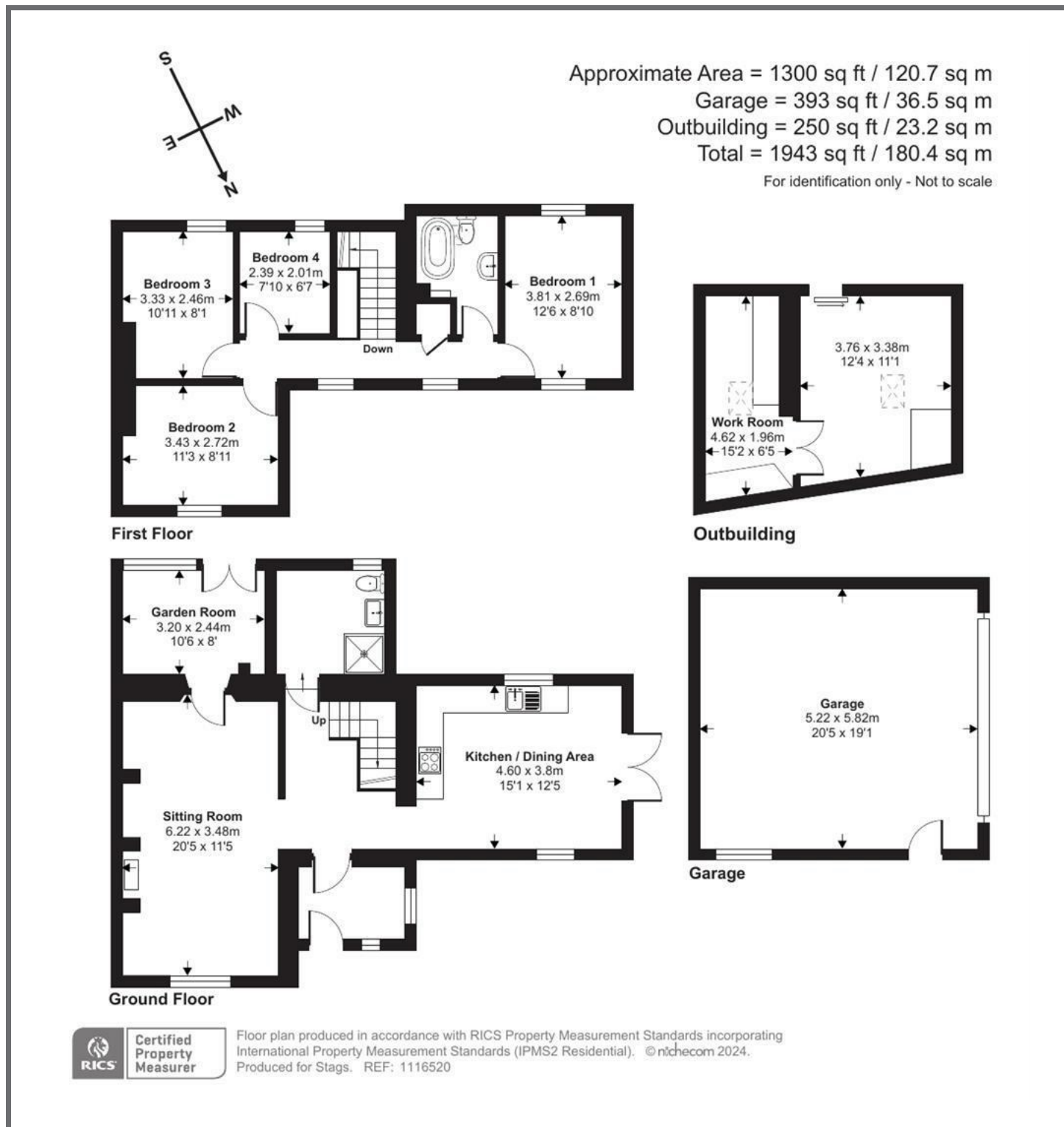
- Semi-detached family home
- Outstanding views across Devon countryside
- Four bedrooms & Two bathrooms
- Inglenook fireplace with woodburner
- Large South facing garden
- Large double garage and workshop
- Adjoining open fields on three sides
- Rural location
- Council Tax Band C
- Freehold

**Guide Price £375,000**









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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk