



Storeside Cottage, The Green, Morchard Bishop, EX17 6PD

Guide Price £320,000

Storeside Cottage

The Green, Morchard Bishop, Crediton

- Character Cottage
- Lovely enclosed garden with views
- 2 Double bedrooms
- Parking for 2 vehicles
- Kitchen with Aga
- Spacious lounge with woodburner
- Plentiful storage areas
- Desirable village location
- Short walk to shop and pub

Morchard Bishop is a pretty Mid Devon village full of character properties and Storeside Cottage is certainly one of them with a cosy cottage feel and lovely enclosed garden along with the added bonus of parking. The village is full of life and community spirit with plenty of activities for all tastes and has the benefit of a popular local pub and a village store stocking everything you could need. Walks around the local area are easily accessed via footpaths and quiet country lanes. There has been an eco upgrade undertaken in 2025 with solar panels & upgraded insulation for the benefit of the new owner.

You enter the property through a small vestibule and then on into the open lounge/diner, a stone fireplace holding a recently fitted woodburning 'Chilli Penguin' stove sits beside the original bread oven and recess for log storage. There's a large central cross beam, good storage in the understairs cupboard and deep window seats. The kitchen has modern shaker units, and space for an integrated





slim-line dishwasher and 4 ring induction hob, the oven is mid level. There are lovely views over the garden, a separate pantry and a store to the side with access to the garden. The Aga sits at the rear of the kitchen where there is room for a table and an area that leads through to the bathroom and utility area that could be sectioned off as a downstairs bedroom if required. The bathroom has a bath, WC, airing cupboard and sink and the utility area has a shower and plumbing for a washing machine.

Upstairs there are two lovely double bedrooms, both south facing at the front of the property and there is a handy WC on this floor. A large storage area can be found under the eaves with potential to convert to a further bedroom or upstairs bathroom subject to the appropriate consents. Alongside the heat from the Aga and the woodburning stove, there are electric panel heaters and night storage heaters.

Outside there is gated parking for 2 vehicles to the side and a garage attached to the neighbouring property. The mature rear garden is enclosed and has lovely views over the village and fields. It's largely laid to lawn with shrub and flower borders. Wildlife such as hedgehogs, frogs and owls can be found amongst the fruit and rowan trees in this lovely haven.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2085.64

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Woodburner, night storage heaters and electric panel heaters (upgrade due in 2025)

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

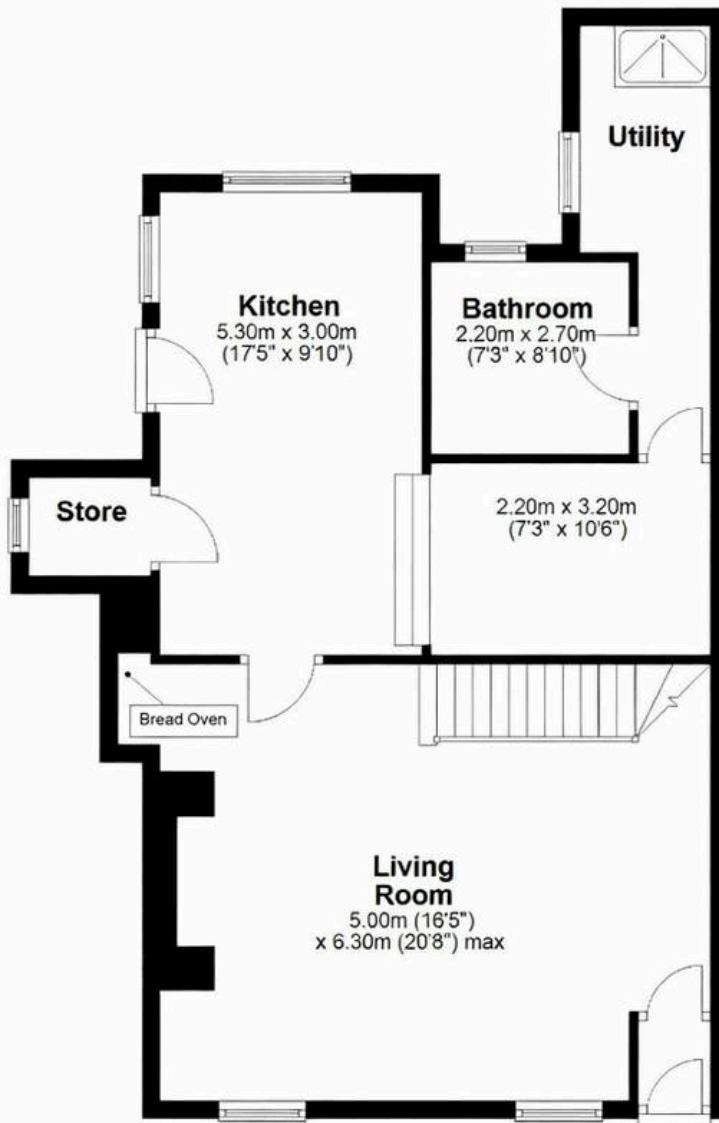
MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

DIRECTIONS : From Crediton take the A377 in a westerly direction. Go through Copplestone and at Morchard Road take a right turn towards Morchard Bishop. Upton entering the village take a right turn at the war memorial onto 'The Green' the take the 2nd left. Storeside Cottage can be found along to the right.

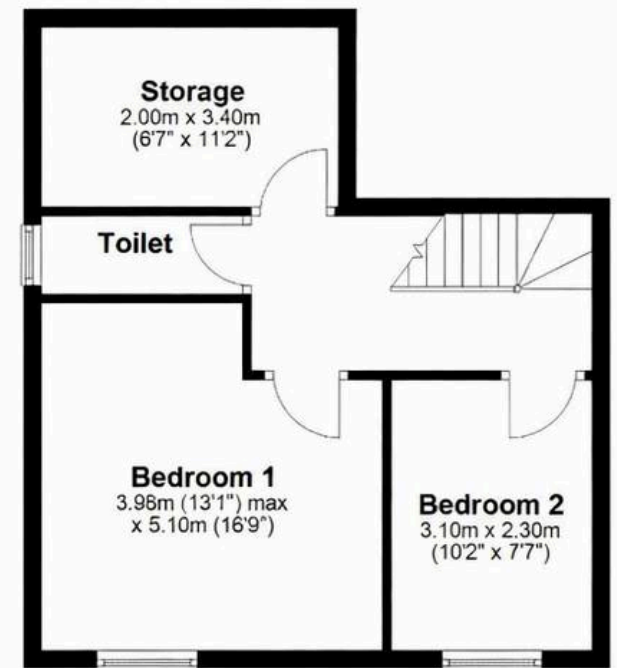
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Ground Floor



First Floor





Helmores

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