



The Forge, The Green, Morchard Bishop, EX17 6PD

Guide Price £235,000

The Forge

The Green, Morchard Bishop, Crediton

- Detached village home with three bedrooms
- Off-road parking
- Living room with wood-burning stove
- Kitchen plus useful ground-floor WC
- Large boarded loft/hobby space
- Potential to further convert the loft, subject to permissions
- Private level courtyard garden
- Walk to village amenities & primary school
- Individual home in the heart of Morchard Bishop

Finding a detached home in the heart of a Devon village with three bedrooms, parking and its own private garden isn't always easy, which is what makes The Forge such an appealing proposition. Tucked away just off The Green in Morchard Bishop, it's within walking distance of the village amenities and primary school, yet sits away from the main road in a quieter backwater setting. Morchard Bishop itself is a thriving village surrounded by beautiful Mid Devon countryside, with a shop/post office, pub, doctors' surgery, primary school and a good range of community and sporting facilities. Crediton is around seven miles away, while Morchard Road station, approximately three miles from the village, provides access to the Tarka Line between Exeter and Barnstaple.





Inside, the accommodation is comfortable and nicely straightforward. The living room is a particularly good size, with a wood-burning stove giving it a natural focal point and doors connecting directly with the courtyard garden. There's a separate kitchen, together with the added practicality of a ground-floor WC, while upstairs are three bedrooms and the family bathroom. Above this is another interesting part of the house. The large loft is already boarded, has power and Velux windows and can provide excellent storage or hobby space as it stands. For buyers wanting more from the house in the future, it may also offer scope for further conversion into additional accommodation, subject of course to the necessary permissions and building regulations. The previous particulars recorded the loft at approximately 25'6" x 12', so it's a meaningful amount of additional space rather than simply somewhere to put the Christmas decorations.

Outside, the courtyard garden has recently been renovated to create an attractive, level and private space that's easy to look after but still gives you somewhere proper to sit out, entertain or enjoy the warmer months. Gated access connects the garden with the parking area to the side, another particularly useful feature for a village property. The Forge isn't trying to be a huge house with acres to maintain. Its appeal is much simpler: an individual detached home, three bedrooms, private outside space and parking, all within a proper Devon village, with the added bonus of that useful loft space and potential for the future.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric and wood-burner

Construction: Standard

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.

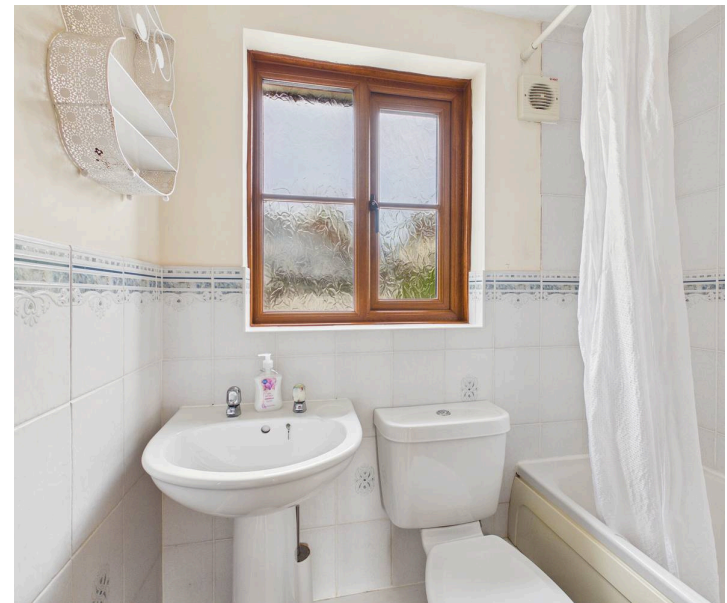
Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.





Floor 0



Floor 1

Approximate total area⁽¹⁾

99.1 m²

Reduced headroom

24.2 m²

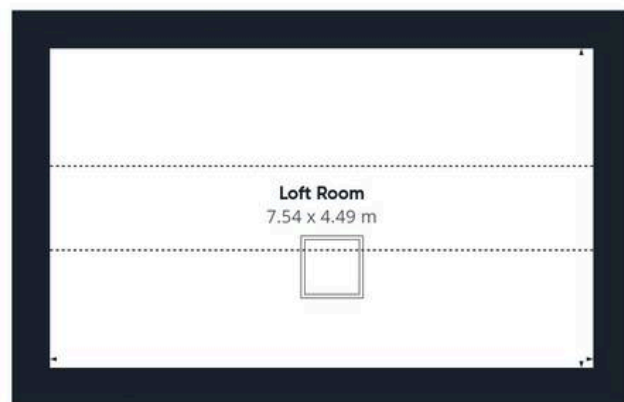
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2





Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS : Use EX17 6PD or the what3words is [///minimums.circus.unstated](https://www.what3words.com/minimums.circus.unstated)

When entering Morchard from the A377 at Morchard Road with the London Inn on your right, proceed down the hill (keeping left of the memorial) and take the right turn at the bottom into The Green. The property will be found on your left. For viewings, it's best to park on Fore Street (before turning into The Green)





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.