



3 Longwool Barn, Morchard Bishop, EX17 6RG

Guide Price £299,000

3 Longwool Barn

Morched Bishop, Crediton

- Contemporary home
- Spacious open plan living
- Quality finishes
- 2 Double bedrooms (master ensuite)
- Enclosed garden
- Parking for 2 vehicles
- Peaceful rural location
- Views to Dartmoor
- Commuting distance to Exeter, Crediton, Tiverton and Okehampton

This substantial contemporary barn conversion is set in rural mid Devon. It boasts 1368 square feet of accommodation and is surrounded by countryside and picturesque farmland. Although rural, the city of Exeter and the towns of Crediton, Tiverton, and Okehampton are easily accessible. The property is finished to a high standard and has a light, bright living room. Set in a small hamlet less than 2 miles to the North of Morched Bishop which has a pub, village store, primary school, Church & a thriving community.

The kitchen/dining room is very large with the kitchen area to the front which has an array of grey shaker style units with Corian quartz worktops. There's a double eye level oven and 4 ring induction hob along with an integrated dishwasher and fridge/freezer. A utility cupboard holds a washing machine along with storage and there is a downstairs WC.





The dining area is spacious with room for a large dining table and leads through to the lounge with a lovely outlook through patio doors out to the garden.

Upstairs the master bedroom has wonderful views out to Dartmoor and has an ensuite shower room with double head shower and vanity sink unit. The 2nd double has plenty of light from the electronically controlled Velux window with rain sensor & solar powered blind. The family bathroom also has the rain sensor Velux window and a bath with shower attachment, vanity sink and WC, there is an airing cupboard. The landing has a large storage area which holds an emergency immersion heater, and the whole 1st floor feels spacious and light. The heating is oil fired central heating with underfloor heating on the ground floor and radiators on the 1st floor, the windows are high quality aluminium double glazing.

Outside to the front is parking for 2 vehicles and the main garden to the rear is enclosed with a patio area and very attractive ornamental garden. There is a gate access from the garden to the lane.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 -
£2459.18

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 7Mbps (Starlink
& Airband available for faster speeds of up to 35mb)

Drainage: Private drainage (shared with 3 other
properties)

Heating: Oil fired central heating (underfloor on ground
floor, radiators on 1st floor)

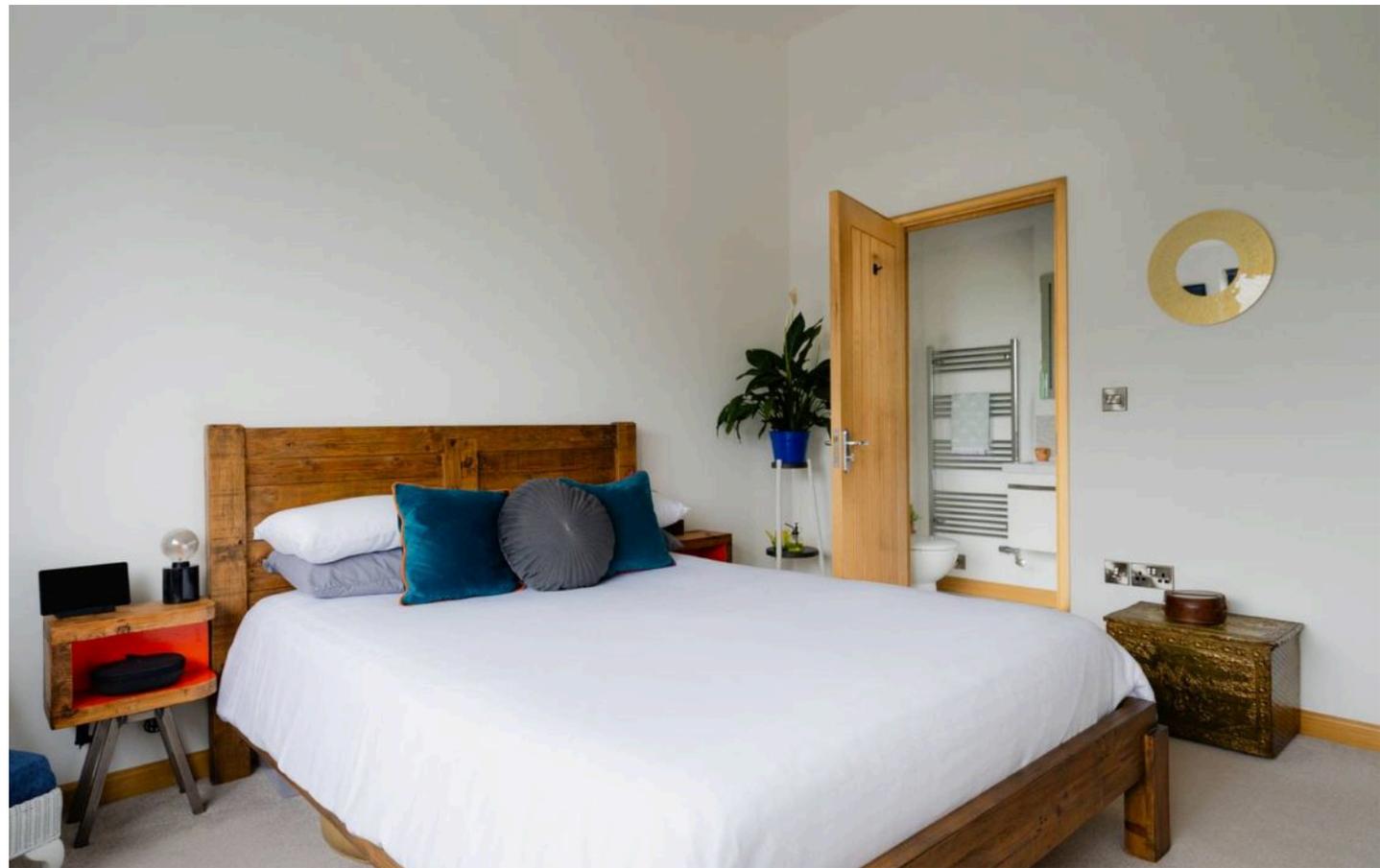
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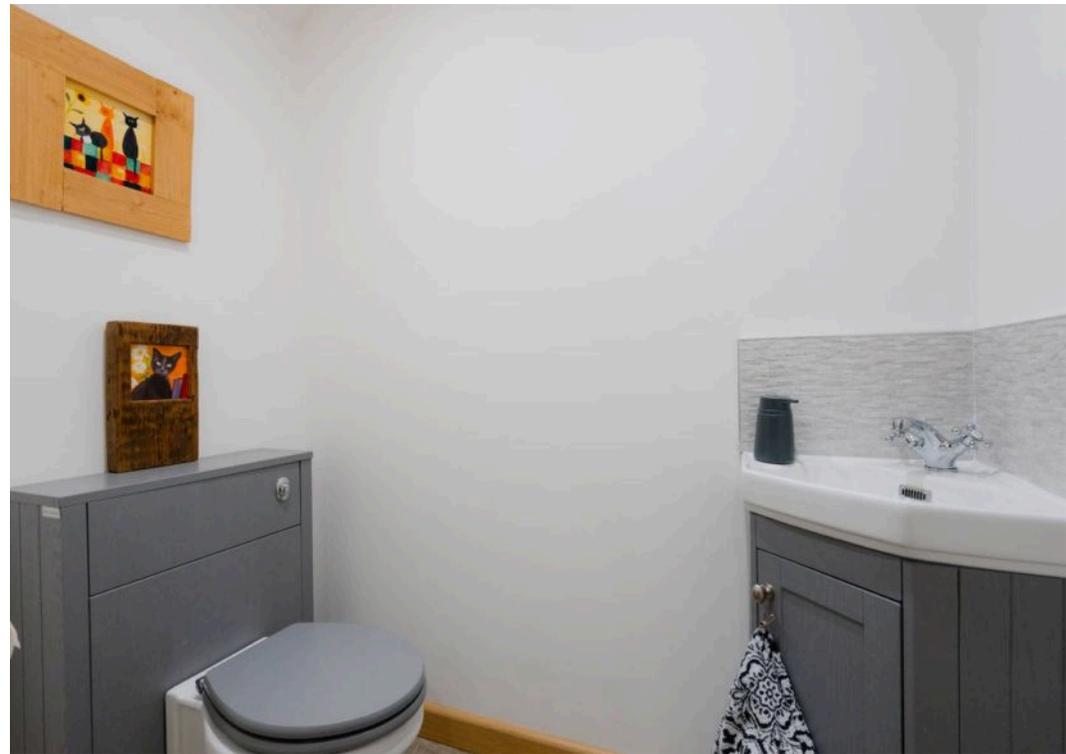
Conservation Area: No

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.

Agent notes- Some images may have been digitally
enhanced or virtually staged to illustrate the home's
potential, including added twilight effects or lighting.
These are for guidance only and may not reflect the
property's current appearance or condition.







Approximate total area⁽¹⁾
125.8 sq m

Floor 0



(1) Excluding balconies and terraces

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

GIRAFFE 360

Floor 1



MORCHARD BISHOP is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the mid-way point. Famous for having the longest row of thatched, terraced cottages in England Morchard is a popular village not least because of its C of E primary school (OFSTED Good), excellent pub, doctor's surgery, and community run shop. There's a thriving community scene offering a variety of events and activities ranging from the monthly produce market to sporting clubs. Nearby is Morchard Road where you can catch a train on the scenic Tarka Line to Barnstaple or Exeter. For a wider range of shops and amenities Crediton and Exeter are 7-miles and 15-miles away respectively. A regular daily bus service from the village also provides access to both these towns.

DIRECTIONS : From the centre of the village of Morchard Bishop, take Church Street, continue along Cuckoo Hill until you reach the fork in the road with island, take a left here then the 2nd left (North Hill Lane). Continue along and you will see the property on the right marked with a Helmores board, continue past and take the right hand lane that leads up behind the property.

For Sat Nav: EX17 6RG

What3Words: ///reverted.stew.prepare





Helmores

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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.