



**10 Fore Street, Morchard Bishop, EX17 6NX**

Guide Price £325,000

# 10 Fore Street

Morchard Bishop, Crediton

- Grade II listed character cottage
- Beautifully presented
- Original features
- Stunning kitchen/diner
- 2 Double bedrooms
- 1st floor bathroom
- Landscaped gardens
- Large garden storage shed
- Parking
- Popular village location
- No onward chain

As soon as you enter this cottage, you realise it's something rather special, the current owners have lovingly and sympathetically updated the property to retain it's original charm and also create a modern well functioning living space. Set in the middle of the longest row of thatched cottages in the country, the history and character is everywhere you look. Morchard Bishop has a thriving community with excellent walks, a village shop and great foodie pub. The cottage is being sold with no onward chain.

The kitchen/diner has a lovely array of light shaker style units with a feature central island. The worktops are solid wood with a Belfast sink, there's space for a fridge/freezer and dishwasher and a stable door leads from this area out to the garden, a pantry cupboard to the side provides great extra storage. The dining space has lovely inset shelves and plenty of space for a dining table.





The lounge is full of light from windows front and back, there is a solid wood floor and a stone inglenook fireplace with multi-fuel woodburning stove, perfect for cozy winter evenings.

Upstairs the master bedroom has solid wood floors and 3 recesses perfect for wardrobes and storage, the aspect is over the front garden. Also to the front is another light and bright double bedroom. The bathroom has a p-shaped white suite bath with shower over, WC and sink. There is oil fired central heating.

Outside to the front is a lovely garden with central path, this area is mostly laid to lawn with pretty flower and shrub borders. The front porch was rethatched in 2024. To the rear is a beautifully thought out ornamental garden with a feature pond and an array of plants and shrubs. There is a patio seating area and a path leads down to the rear where there is a large cob and stone outbuilding and a gate that leads out to the parking area. Access to the parking area is to the rear of the cottages with a right of way down to the privately owned parking area.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2025/26 – £2,185.94

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Grade II

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 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

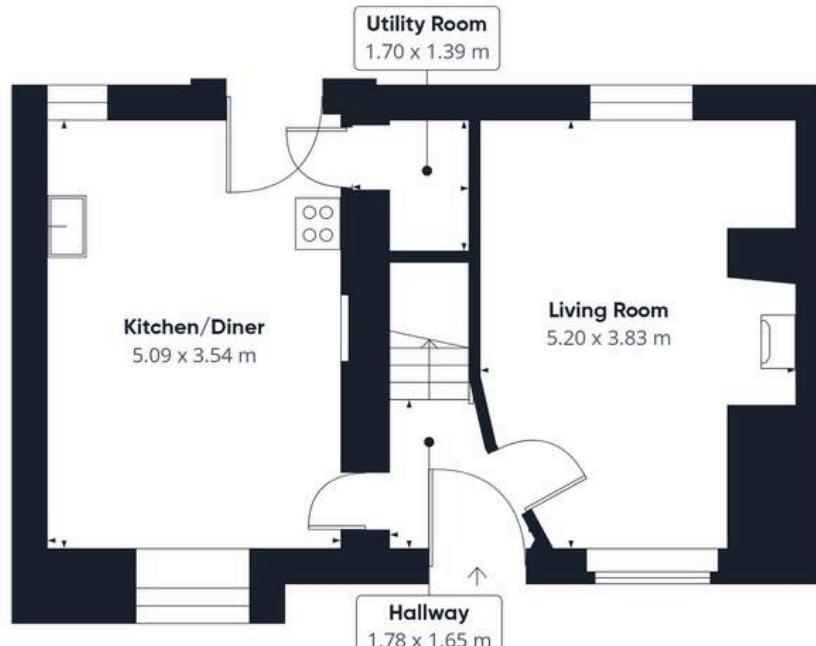
From the A377 at Morchard Road, take the road up to the village, at the war memorial bear around to the left and the property can be found along to the right.

For Sat Nav: EX17 6NX

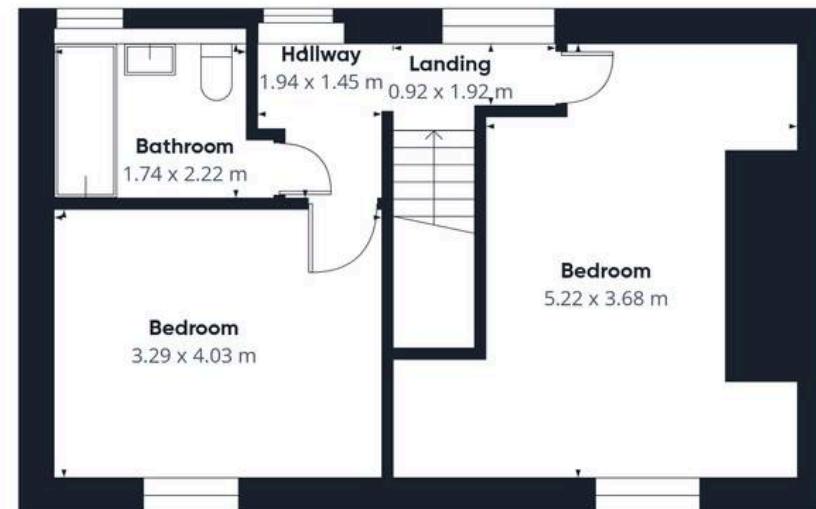
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**Approximate total area<sup>(1)</sup>**  
82.3 m<sup>2</sup>



<sup>(1)</sup> 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.



## Helmores

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