



Thurlby Cottage



STAGS

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Fore Street, Morchard Bishop, Devon, EX17 6NX

Crediton (8 miles), Exeter (15 miles)

A delightful attached Grade II Listed cottage in the heart of the village

- Beautifully presented traditional property
- Kitchen/breakfast room
- Bathrooms & shower room
- Workshop/garage
- Grade II Listed cottage
- 2 Receptions
- 3 Double bedrooms
- Front & rear gardens
- Freehold
- Council Tax Band D

Guide Price £310,000

SITUATION

The property is situated in the centre of the popular village of Morchard Bishop, in the heart of the Mid Devon countryside. The village itself offers a strong community with a good range of facilities including a general store and cafe (Countryside Alliance Award 2013), parish church, primary school, pub, garage, sports club with tennis court and doctor's surgery. The towns of Tiverton (16 miles) and Crediton (8 miles) both offer a more comprehensive range of shopping and leisure facilities together with public and state schooling. There are regular bus services to both Crediton and Exeter. The university and cathedral city of Exeter (15 miles) provides a comprehensive range of facilities and amenities befitting a centre of its importance including excellent dining, shopping, theatre and recreational and sporting pursuits. There is a railway station at Morchard Bishop on the Tarka line (Exeter to Barnstaple) and Exeter has two mainline railway stations on the London Paddington and Waterloo lines and an international airport.



DESCRIPTION

Thurlby Cottage is a charming, attached, Grade II Listed cottage which Listed Buildings notes state dates from the 18th Century. Of rendered cob and stone elevations beneath a primarily thatched roof (re-thatched Spring 2014), the property enjoys a wealth of character features including feature fireplace, beamed ceilings and wooden brace and ledge doors. For a cottage of its age and nature, the rooms are spacious and of a good layout.

ACCOMMODATION

A thatched front porch with stable door leads to the sitting room with exposed beams and feature fireplace with inset wood burner and bread oven plus a built-in cupboard. From here, the hallway leads to the dining room that features another fireplace with inset wood burner. The kitchen/breakfast room has a range of units with inset Belfast sink, oil-fired AGA and ample space for dining table and chairs, and leads to a convenient downstairs shower room, just off the inner hall. Stairs rise to a large landing space with room for an office area. There are three double bedrooms together with a family bathroom comprising free-standing bath, shower cubicle, wc and wash basin.

OUTSIDE

A pedestrian gate leads to a cobbled path to the front door. There is a feature pond and two areas of level lawn bordered by hedging and shrubs. The rear garden includes a substantial patio and separate brick paved area plus lawn surrounded by cob walls and enjoying a good degree of privacy. There is a separate workshop/garage with power and light and double doors leading to a private lane with off road parking.

SERVICES

Utilities: Mains water, electricity and drainage

Heating: Oil fired AGA for hot water with wood burner that serves the central heating radiators

EPC: E(46)

Standard and Superfast Broadband available (Ofcom)

EE, Three, O2 and Vodafone network available outdoors (Ofcom)

DIRECTIONS

On leaving Exeter proceed westwards on the A377 passing through Crediton and Copplestone continuing to Morchard Road. At Morchard Road turn right just before the Devonshire Dumpling pub signposted, Morchard Bishop. Continue on this road into the village passing The London Inn on your right. Keep left and after a further 150 yards the cottage can be found on the right.



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

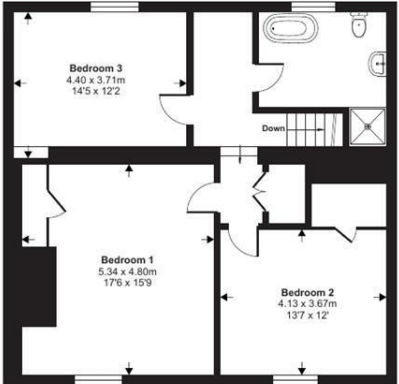
21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

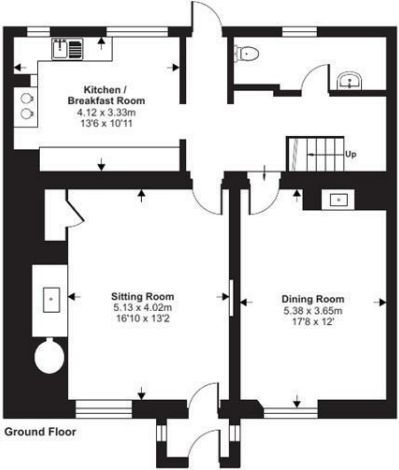
01392 255202

Approximate Area = 1812 sq ft / 168.3 sq m (excludes garage)

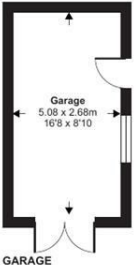
For identification only - Not to scale



First Floor



Ground Floor



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1337047