



Rolstone Bungalow, Morchard Bishop, Crediton, Devon

Rolstone Bungalow, Morchard Bishop, Crediton, EX17 6RY

- A wonderfully presented and immaculate four bedroom Bungalow, subject to an Agricultural Occupancy Condition (AOC)
- Adjacent Workshop and Office Unit
- A useful Agricultural Building
- Well maintained productive Pasture Land
- In all totalling approximately 10.74 acres (4.34 hectares)

📍 Location

Rolstone Bungalow is situated within a quiet, rural, yet accessible location with far reaching views over the surrounding countryside. The property sits within the tranquil parish of Morchard Bishop, Mid Devon.

Rolstone Bungalow is situated 4 miles to the north east of the village Coplestone, 4 miles west of the town Crediton and 12 miles to the north west of the cathedral city of Exeter. The village of Coplestone provides a primary school, church, and a local train station together with other basic amenities. The larger town of Crediton contains many local independent retail and high street chains, whilst the popular city of Exeter provides excellent transport links.

📍 Directions

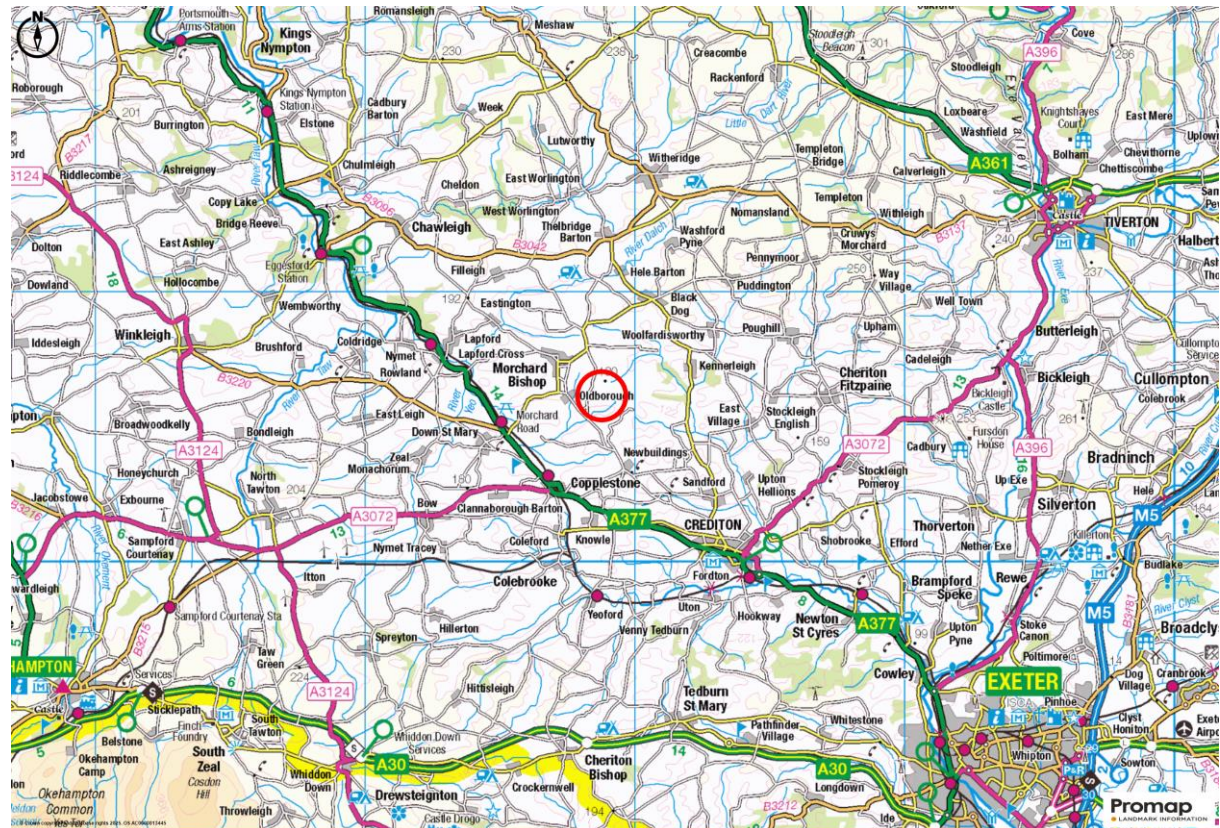
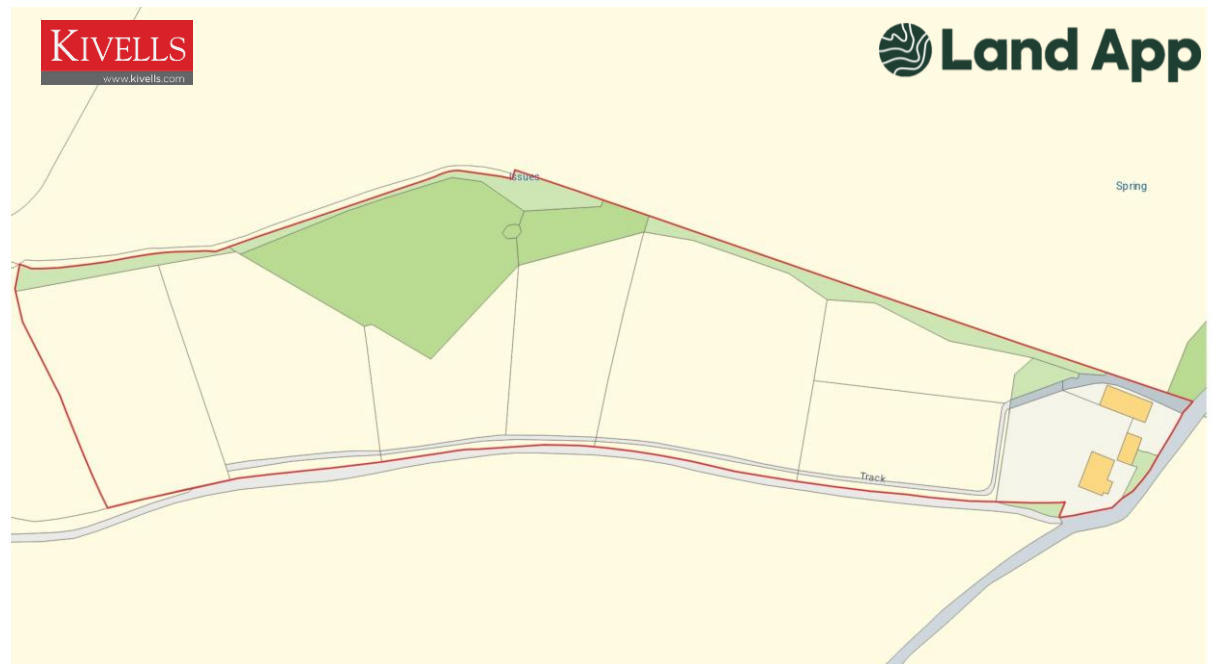
Post Code: EX17 6RY

What Three Words: town.rigs.resolved

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GENERAL DESCRIPTION

Rolstone Bungalow comprises a superbly positioned, recently refurbished (2010), spacious Bungalow that has had a first floor added. The property benefits from an adjacent workshop and office unit and is situated in a tranquil location with stunning views across the surrounding countryside.

In close proximity to the Bungalow is a multipurpose agricultural building. The building provides ample space for the housing and handling of livestock, and storage for farm equipment.

The land at Rolstone Bungalow contains pristine permanent grassland on level to slightly sloping topography, with a small area of planted woodland located in a north-western corner of the property. The land extends in all to approximately 9.90 acres (4.01 hectares) and is bordered by typical Devon hedgerow banks and benefits from exceptionally well-maintained livestock fencing with gated access points. The land is subdivided into paddocks. Each individual paddock has its own water trough.

THE BUNGALOW

Rolstone is a spacious, well-presented four-bedroom property. To the front of the Bungalow lies a generous paved driveway. The property is surrounded by its own beautifully laid out garden which entails a lawned area, mature trees and shrub borders, and has a dedicated vegetable garden and orchard, in all totalling approximately 0.84 acres.

Rolstone Bungalow is double glazed throughout and comprises a porch, entrance hall, boiler/boot room, cloakroom, kitchen, utility room, dining/sitting room, study, two ground floor double bedrooms with Jack-and-Jill shower room, two first-floor double bedrooms both en-suite, and a unique open plan first-floor landing with wonderful views across the adjoining paddocks.

WORKSHOP / OFFICE

Situated adjacent to Rolstone Bungalow lies a newly built (2013) immaculate workshop complex which incorporates a shower room and utility room, a tack room, office and storage room, and a combination boiler.

ENERGY PERFORMANCE CERTIFICATE: Energy Rating: C

COUNCIL TAX: Band C



FARM BUILDING

The farm building is situated a stone's throw from the bungalow. The building is a recent (2007) timber and steel construction under corrugated tin roof sheets. The building is currently used for livestock housing and the storage of farm machinery/equipment.

THE LAND

The land forming Rolstone Bungalow extends to approximately 9.90 acres (4.01 hectares) of pristine multi-species grassland with an abundance of flora and fauna present. The land benefits from prominent field boundaries in the form of fenced hedgerow banks or standalone livestock fencing splitting the individual field parcels. The land is accessed from Rolstone Bungalow or via a track which leads west from Rolstone Bungalow.

SERVICES

Rolstone Bungalow benefits from piped natural-spring water, and borehole water. There is no mains water supply. Central heating is provided by an oil boiler supplemented by solar water-heating panels. Waste water is discharged into the Bungalow's own private septic tank system. There is a mains electricity supply with a supplementary off-grid supply, and adequate WIFI internet connection.

TENURE

Rolstone Bungalow is available freehold and with vacant possession upon completion.

FLOOR PLAN

Not to scale and for identification purposes only.

FARM PLAN

The farm plan is based on ordnance survey extracts, and the areas are not guaranteed, and purchasers must satisfy themselves as to their accuracy.

LOCATION PLAN

Not to scale and for identification purposes only.

FIXTURES AND FITTINGS

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale.

BOUNDARIES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser would have deemed to have satisfied themselves as to the description of the property. Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as expert shall be final.

WAYLEAVES AND EASEMENTS

Rolstone Bungalow is offered for sale subject to and with all the benefits of all matters contained in or referred to in the Property Charges Register of the registered title, together with all public rights of way, wayleaves, easements and other rights of way which cross the property.

There are no known public footpaths or byways crossing the subject property.

HEALTH AND SAFETY

Given the potential hazards of working farms, we ask for all potential purchasers when viewing the farm to be as vigilant as possible and take particular care when in the vicinity of farm buildings.

LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP
Tel: 01884 255255

LOTING

The property is offered for sale as a whole.

METHOD OF SALE

For sale by Private Treaty. If you would like further details, then please contact the Exeter Farm Agency Department.

VIEWINGS

Strictly by appointment with the selling agents Kivells at Exeter.

ALL ENQUIRIES

Kivells Exeter Farm and Land Department
Tel: 01392 252 262
Email: ian.caunter@kivells.com

Photographs: Taken in April 2025



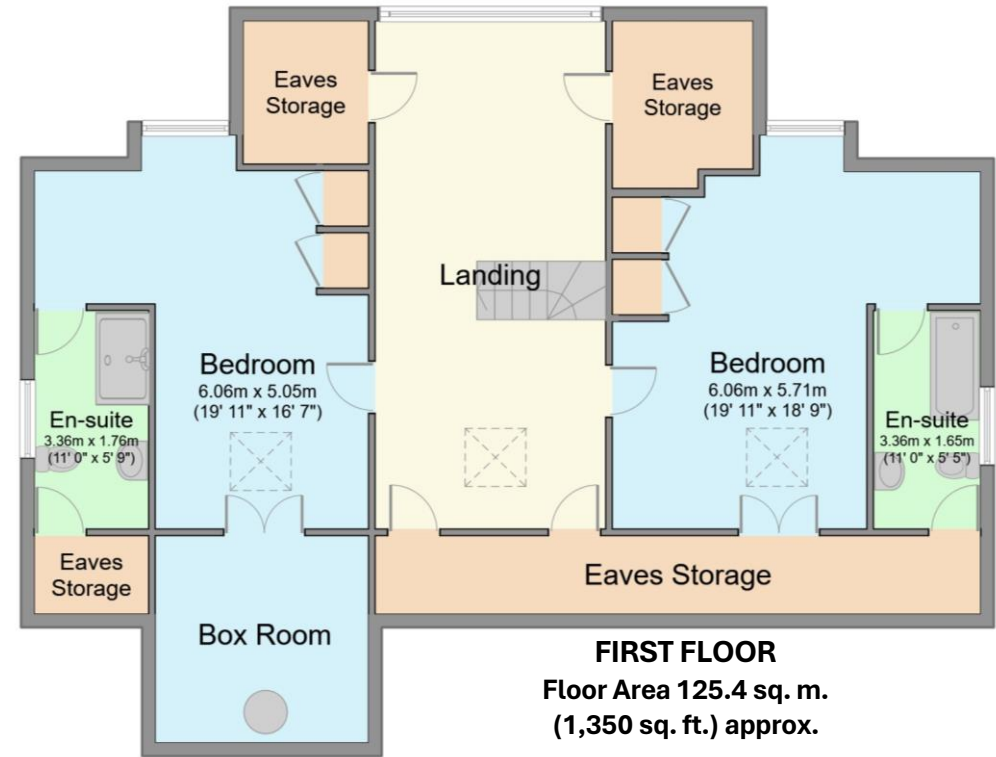


FLOOR PLANS

Not to scale and for identification purposes only.

ROLSTONE BUNGALOW

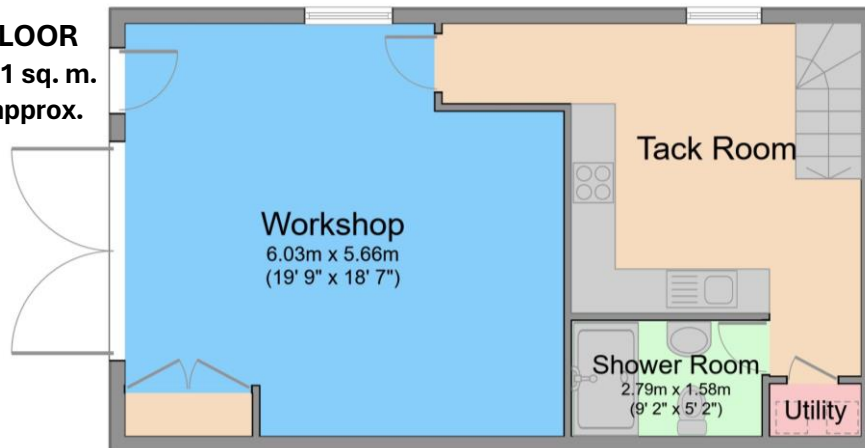
Total Floor Area 277.5 sq. m. (2,987 sq. ft.) approx.



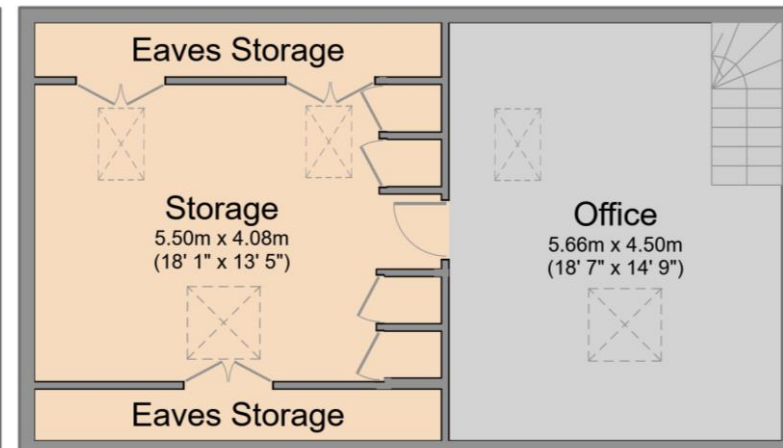
ROLSTONE WORKSHOP / OFFICE

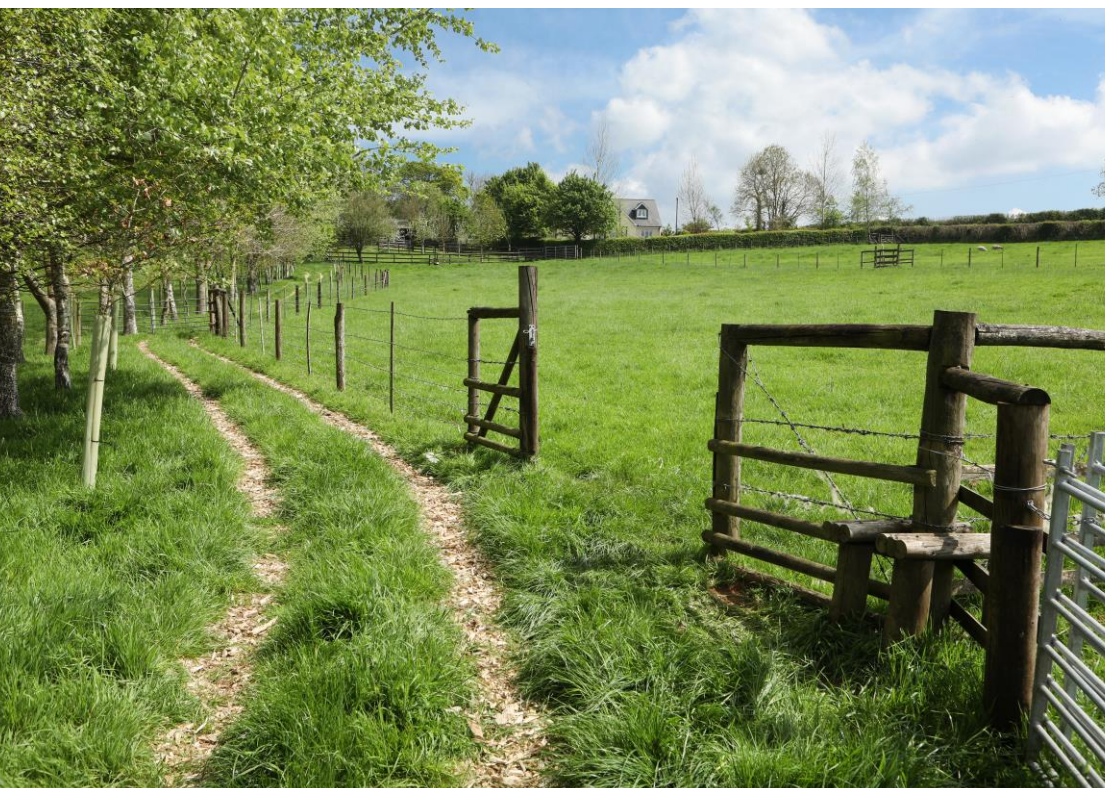
Total Floor Area 114.3 sq. m. (1,230sq. ft.) approx.

GROUND FLOOR
Floor Area 57.1 sq. m.
(615 sq. ft.) approx.



FIRST FLOOR
Floor Area 57.1 sq. m.
(615 sq. ft.) approx.







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