



5 Hill Barn, Morchard Bishop, EX17 6RG

Guide Price £550,000

5 Hill Barn

Morchard Bishop, Crediton

- Stunning barn conversion
- 4 Bedrooms
- Master bedroom with ensuite
- Far reaching views to Dartmoor
- Large well tended garden
- Parking for 4 vehicles
- Garden room with power & light
- Farmhouse style kitchen & separate utility
- Beautifully presented throughout
- Peaceful rural position

A high-quality four-bedroom barn conversion set within a small collection of seven homes in the parish of Morchard Bishop, combining a peaceful rural setting with a well-finished interior, generous garden and far-reaching views across the Devon countryside towards Dartmoor. Completed in 2019, No. 5 Five Hill Barns has been thoughtfully designed to make the most of its surroundings, with large windows and outdoor spaces that connect the home with the landscape beyond. The property offers the appeal of countryside living while retaining the comfort and specification expected from a modern conversion.

The farmhouse-style kitchen and dining room is a central feature of the home, fitted with granite worktops, a double Belfast sink, Rangemaster cooker with five-ring induction hob, integrated fridge and freezer, dishwasher and wine cooler. Full-height windows overlooking the courtyard, bringing in natural light and creating a sociable space for





everyday meals and entertaining. A matching utility room provides further practical space, with granite worktops, Belfast sink, soft-close units and integrated washing machine. There is additional storage beneath the stairs, including space for a tumble dryer.

The lounge has a comfortable feel, with engineered oak flooring, underfloor heating and a wood-burning stove providing a focal point. Doors open onto the patio and garden, making it easy to enjoy the outdoor setting throughout the year.

The accommodation includes four bedrooms. The principal bedroom benefits from a dressing room/walk-in wardrobe and en suite shower room, while two further double bedrooms and a generous single bedroom provide flexible options for family, guests or home working. There is also a family bathroom and downstairs WC.

Outside, the garden is a real highlight, extending out towards open fields with uninterrupted views across the surrounding countryside. A patio with half-pergola provides a sheltered seating area, while the remainder of the garden is laid to lawn.

A garden room, built in 2024, offers a useful additional space with power and lighting, suitable as a home office, hobby room or quiet retreat. There is also a garden shed with power and three external power points, making the outside space practical as well as attractive.

Parking is well provided for, with four spaces in total; two at the top of the drive and two alongside the house.

The property benefits from oil-fired central heating, with underfloor heating to the ground floor and radiators upstairs. The oil tank is discreetly screened behind a hedge.



The seven properties at Five Hill Barns share responsibility for the private treatment plant, which is managed by a resident-run company with an annual contribution of approximately £200 towards maintenance and electricity costs.

Overall, this is a beautifully finished barn conversion offering a balance of quality, comfort and countryside living. The combination of open views, generous outdoor space and a strong specification creates a home that is ready to enjoy from day one, within a small and friendly rural community.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2292.71

Utilities: Mains electric, water, telephone & broadband

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

Drainage: Shared treatment plant

Heating: Oil fired central heating (underfloor heating to ground floor) & woodburning stove

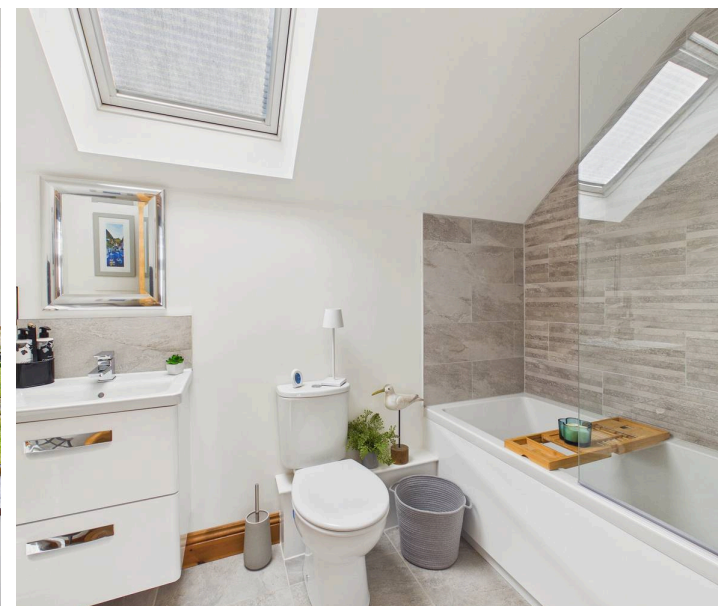
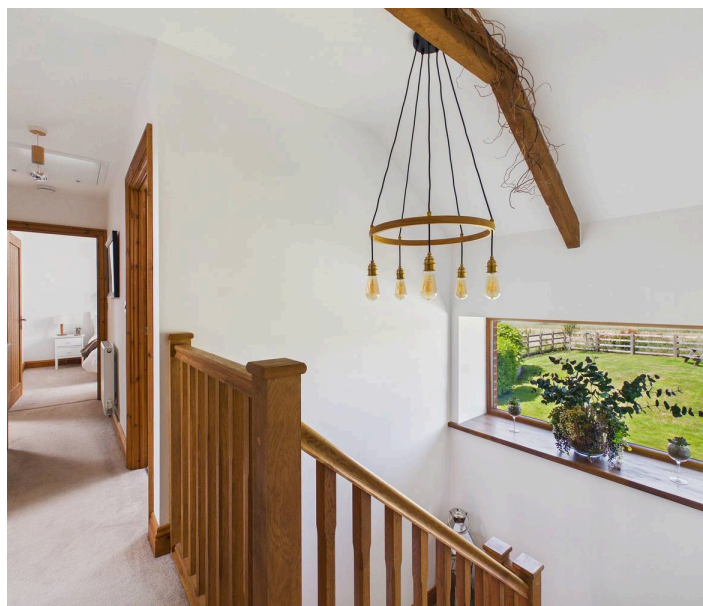
Construction: Stone

Listed: No

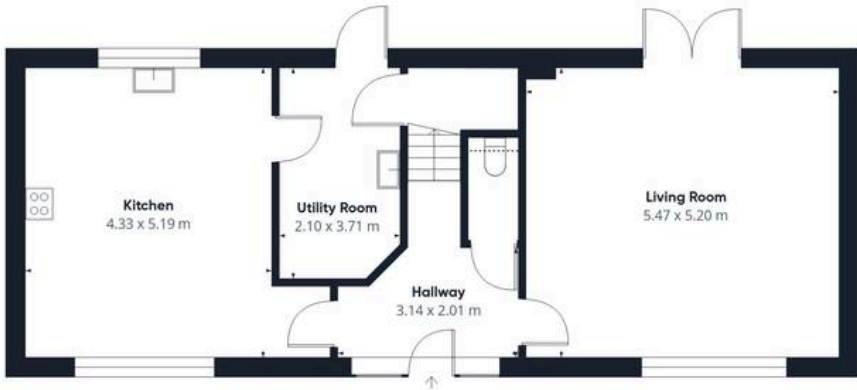
Conservation Area: No

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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

149.7 m²

Reduced headroom

0.2 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



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 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.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.



DIRECTIONS : For SatNav follow EX17 6RG

What3Words: [///brave.sympathy.following](https://www.what3words.com/brave-sympathy-following)



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.