



4 Wood Lane Cottages, Wood Lane, Morchard Bishop, EX17 6PE

Guide Price £275,000

4 Wood Lane Cottages

Wood Lane, Morchard Bishop, Crediton

- Charming character cottage
- Quiet village location
- 2 bedrooms
- Living room with wood-burner
- Kitchen with Rayburn
- Gardens to front and rear
- Range of outbuildings
- Garage

Nestled at the end of the village, Wood Lane offers a peaceful location, yet remains close to the heart of the village and nearby walks. Morchard Bishop, one of the larger villages in Mid Devon, boasts a fantastic community spirit, a local shop, regular events, and a well-regarded pub serving delicious food. The area is well connected with a bus service running five times a day to Crediton and Exeter, and nearby stations on the Tarka Line offer easy access to Crediton, Exeter, and Barnstaple via rail. The cottage itself is Grade II listed, thatched and full of character.

Having lived here for nearly 40 years, the current owners have enjoyed the peace and quiet of this tucked away home. With origins as far back as the 1700's, the history is clear to see. It's a very pretty home and the roof was rethatched about 3 years ago providing plenty of life ahead.





Throughout, the character is evident with exposed timbers, interesting nooks and a wonderful fireplace to the living room. As it's an old cottage, it probably isn't suitable for tall people with some ceilings and doorways being lower than that of a modern house, but this just adds to the character. The layout offers a kitchen/breakfast room with solid worktops and built in storage, a Rayburn (providing heat and cooking) and an electric cooker for the summer months. There's a cosy living room with wood burner and a ground floor family bathroom. On the first floor are the 2 double bedrooms with built in storage and a charming landing area.

Outside, the pretty front garden sets it back from the private lane (only passing traffic is that of the handful of neighbours beyond) and leads around to the side where it opens into a surprising side/rear garden. Complete with a lovely large greenhouse, summer house and a covered seating area, there's plenty of outside space to enjoy. There's areas of lawn and paving too to choose your spot for alfresco dining. Just a short walk away, on Wood Lane is a garage which is available by separate negotiation. It's in need of a little TLC but provides an excellent footprint for an improved garage or storage should it be desired by the new owner.

Subject to situation, the cottage maybe sold with no chain – ask the agents for clarification.

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.



Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1700's

Construction Notes: Cob and Thatch

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric and Wood burner (plus Rayburn in kitchen)

Listed: Yes Grade II

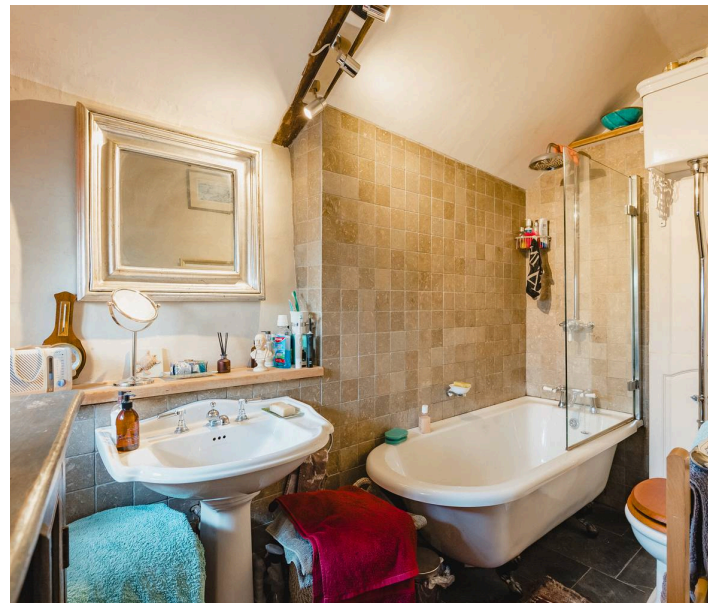
Conservation Area: Yes

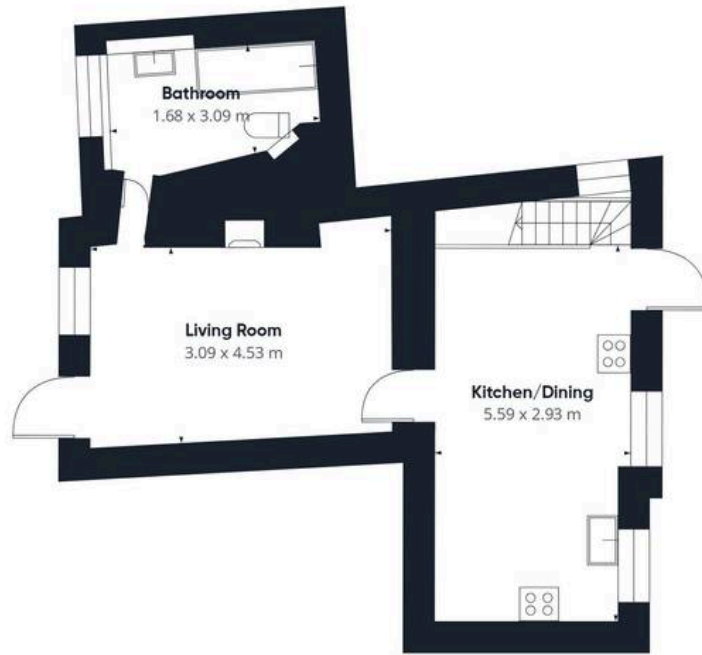
Tenure: Freehold

EPC : N/A

DIRECTIONS : For sat-nav use EX17 6PE and the What3Words address is ///shave.presenter.long but if you want the traditional directions, please read on.

Enter Morchard Bishop from the A377 at Morchard Road and proceed past The London Inn (on your right). At the memorial, take the right fork and proceed to the bottom of the hill. You'll pass Old Rectory Gardens on your right and shortly after is a lane off to the right. The property is up the lane on the left. For viewings, please don't drive up the little lane, park nearby and it's only a short walk.





Floor 0



Floor 1



Approximate total area⁽¹⁾

62.8 m²

Reduced headroom

0.4 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



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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.