



Cobblers Cottage



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5 Fore Street, Morchard Bishop, Devon, EX17 6NX

Morchard Bishop Train Station (2.5 miles), Exeter City Centre (17 miles), Exeter Airport (30 miles)

An immaculate four bedroom, Grade 2 listed, property in the popular village of Morchard Bishop.

- Immaculate Grade II Listed Cottage
- 4 bedroom property with flexible layout
- Downstairs bedroom and ensuite WC
- Fabulous garage/workshop with power
- Low maintenance gardens with well
- Off street parking for 2 cars
- Popular village with amenities
- Council Tax Band: D
- EPC: D
- Freehold

Offers In The Region Of £375,000

SITUATION

Cobblers Cottage occupies an enviable position on Fore Street in the desirable and quintessential Mid Devon village of Morchard Bishop. This charming Grade II listed cottage sits in one of the most picturesque streets in the area, forming part of an historic row of thatched properties that contribute to the village's timeless appeal. Morchard Bishop is a thriving rural community, offering an excellent range of local amenities including a village shop, welcoming pub, primary school and church, together with regular bus services and excellent countryside walks on the doorstep. The village lies approximately 7 miles west of Crediton and around 17 miles from the cathedral city of Exeter, providing convenient access to a broader selection of everyday facilities and transport links, whilst the surrounding Devon countryside and nearby Tarka Line offer superb opportunities for leisure and exploration.



DESCRIPTION

Cobblers Cottage is a charming and characterful Grade II listed residence, perfectly situated in the heart of Morchard Bishop. Believed to date back several centuries, the property retains many period features, including exposed timber beams, stonework, and a traditional layout, providing a wealth of character and charm throughout. Externally, Cobblers Cottage benefits from a private rear courtyard garden, providing a peaceful and secluded outdoor space. There is a large workshop/garage with power, which provides access to the two off street parking spaces on the back lane.

ACCOMMODATION

The accommodation is arranged over two floors and retains a wealth of character throughout. A welcoming entrance porch leads you into the cottage's sitting room. There is a charming outlook over the front garden, along with a cosy sitting area and a staircase leading to the first floor. The property features a well-equipped kitchen and a dining space ideal for both family living and entertaining. A useful utility room, with a door to the rear courtyard, complements the ground floor. A flexible downstairs bedroom/study overlooks the rear garden, complete with ensuite WC. On the first floor, there are two generous bedrooms and a family bathroom, together with a fourth bedroom currently utilised as a dressing room/occasional children's bedroom.

GARDEN AND OUTBUILDINGS

There is a large workshop/garage with power. The two off street parking spaces on the back lane can be accessed via this building.

SERVICES

Utilities: Mains drainage, electricity, water (metered)
Heating: Oil fired central heating
EPC: D
Broadband: BT
O2, EE, Three and Vodafone network available (Ofcom)
Standard and Superfast broadband available (Ofcom)

DIRECTIONS

what3words - ///fattening.assemble.adopt



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.



Approximate Area = 1273 sq ft / 118.2 sq m
 Outbuilding = 441 sq ft / 40.9 sq m
 Total = 1714 sq ft / 159.1 sq m
For identification only - Not to scale

OUTBUILDING
 Workshop: 4.57 x 3.75m (15' x 12'5")
 Workshop: 5.00 x 4.65m (16'5" x 15'3")

Ground Floor
 Bedroom 1: 4.88 x 3.21m (16' x 10'6")
 Office / Utility: 3.12 x 2.92m (10'3" x 9'7")
 Sitting Room: 4.99 x 4.99m (16'4" x 16'4")
 Kitchen / Dining Room: 5.08 x 3.60m (16'8" x 11'10")

First Floor
 Bedroom 2: 4.32 x 3.04m (14'2" x 10')
 Bedroom 3: 4.17 x 2.98m (13'8" x 9'9")
 Bedroom 4: 2.91 x 2.73m (9'7" x 9')

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richteckon 2024. Produced for Stags - REF: 1432265



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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