



2 Fore Street, Morchard Bishop, Crediton EX17 6NX

Guide Price **£375,000**

HELMORES
SINCE 1699

2 Fore Street

Morchard Bishop, Crediton

- Very pretty thatched cottage
- Grade II listed in a village setting
- 4 bedrooms with ensuite bathroom
- 2 reception rooms
- Kitchen, utility room and WC/shower room
- Flexible studio/office at rear
- Front and rear gardens
- Private parking at rear
- Garage/store accessed from rear lane

Believed to be the longest row of thatched cottages in Devon (and perhaps even the West Country), the properties on the east side of Fore Street are all different, possibly due to many of them previously being used as shops/trades but are now all private dwellings. The properties here are central to the village and the thatched roofs give it the quintessential "Devon look". As one would expect of such prominent properties, they are Grade II listed.

2 Fore Street is a bit of a tardis, a pretty front façade is welcoming and leads you into the first and larger of the 2 reception rooms which is currently used as a lovely living room, complete with wood-burning stove and plenty of





character. There's a second reception room, ideal for a dining room which also enjoys the view over the front garden. A step down leads into the kitchen/breakfast room which runs along the back and there's a very useful shower/WC and utility room with the door out onto the rear garden. Beyond the kitchen and utility is a versatile, light and spacious room currently used as a studio but would suit a variety of uses such as a home office or hobby room. The stairs rise to the first floor from the living room and a central landing gives access to the 4 bedrooms. The principle bedroom has a lovely ensuite bathroom and a family bathroom serves the other 3 bedrooms.

Outside to the front is a pretty garden with a pathway winding it's way through the lawn. There's plenty of established plants and shrubs which give an element of privacy to this central cottage. At the rear is a further garden with access gained from the house or via the private lane at the rear of the garden. There's rights of way over the private lane to allow off-road parking for a couple of vehicles and access can be gained to the garage/store which belongs to No.2. It's worth noting for visitors, that there is plenty of space to park on Fore Street too.



Please see the floorplan for room sizes.
Council Tax: D (Mid Devon 2023/24 £2240.33)
Utilities: Mains water, electric, telephone & broadband (up to 67mb)
Drainage: Mains drainage
Heating: Radiators from wood burner and modern programmable electric heaters
Listed: Yes Grade II
Tenure: Freehold

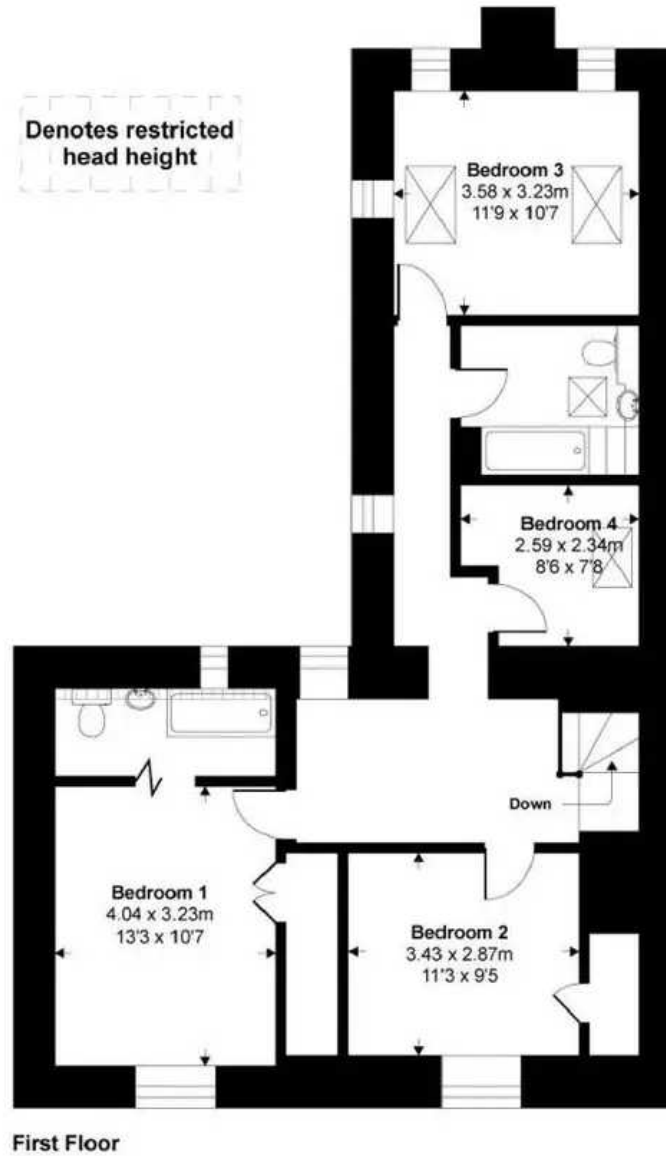
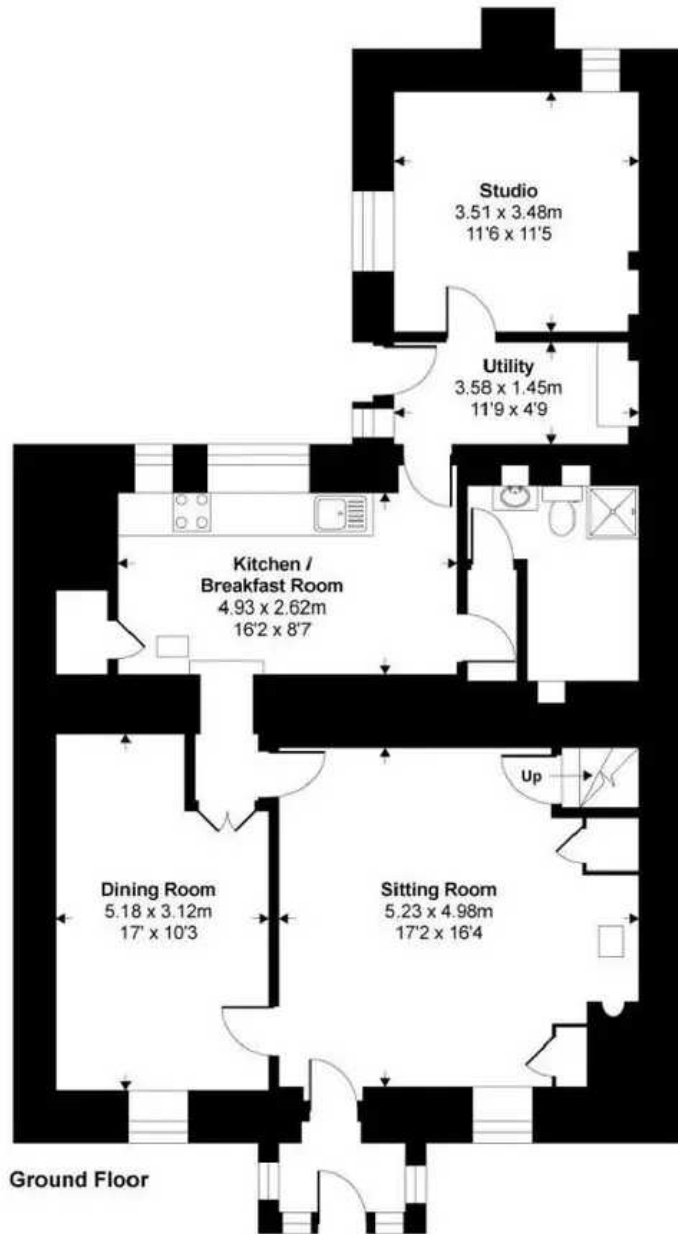
DIRECTIONS : Leave Crediton and proceed on the A377, bearing right through Copplestone and arrive at Morchard Road. Take the right turn as signed to Morchard Bishop and continue on the country lane for approx. 2 miles. As you enter the village, go up the hill, pass The London Inn on your right and then at the Cross, bear left onto Fore Street. No 2 will be found towards the top on the right.

what3words: ///nuptials.clef.decays

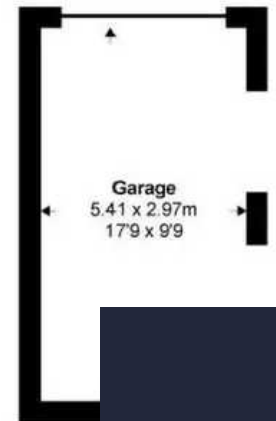
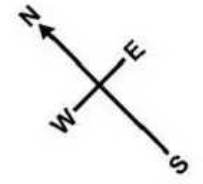
MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line.



Approx. Gross Internal Floor Area
187.2 Sq Metres 2016 Sq Ft (Excludes Restricted Head Height & Includes Garage)



Denotes restricted head height





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