



## Sarahs Cottage, Morchard Bishop, EX17 6SQ

Guide Price £475,000

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# Sarahs Cottage

Morchard Bishop, Crediton

- Gorgeous character cottage
- Fantastic rural views
- 3 bedrooms and bathroom
- Ground floor WC and utility
- Stylish kitchen / breakfast room
- Dining room opening onto garden
- Living room with woodburner
- 1/3rd acre gardens adjacent to fields
- Short distance from the village
- Ample driveway parking
- Large home office/studio and stores



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Oldborough is a small hamlet on the fringes of the larger Mid Devon village of Morchard Bishop, nestled in the rolling countryside of this un-spoilt part of the county. Within easy reach is a village shop, pub and a bus route, plus a doctors surgery, sports club and a primary school (with bus to secondary school) so it's a semi-rural retreat without being isolated.

The current owners have thoroughly enjoyed living in Sarahs Cottage for the past 15 years and in that time have greatly improved both the cottage itself and the large plot it occupies. The cottage is end of terrace but with the focus to the rear and side, it feels private and separate. The original part of the property is thatched with a more modern tiled roof extension having been added later. The layout provides characterful accommodation which has been improved and modernised with sympathy to the original building. It now offers light, neutral colours and quality finishes throughout. The property isn't listed and has the modern conveniences of double glazing and LPG central heating too (there's a large gas tank hidden in the garden which is periodically and automatically topped up).



The ground floor has a beautiful kitchen/breakfast room with solid quartz tops and a stunning view from the window while you wash up. There is a useful utility room too, providing a buffer from outside and ideal for those with pets or children plus. Unusually for a cottage of this type, there's a ground floor WC too. The living room has a large inglenook fireplace and opens into a light dining room with double doors to the patio and garden beyond making it a social space, cosy in the winter and open in the summer.



On the first floor are 2 bedrooms and the family bathroom, all enjoying that wonderful view and up onto the second floor is the 3rd bedroom, a really lovely room in the roof.

It's the outside spaces that make this place as unique as it is. A gated entrance to the side gives ample parking for numerous vehicles to be parked off road on the graveled drive. There's a wonderful range of buildings with a workshop, store and then a flexible, large and insulated home office/studio to use for work or hobbies or simply to escape! It's a great space with power and light and of course, there's the potential to take it further and create a small holiday let or annexe (stp) should this be desired. The plot extends to approx. a third of an acre and the gardens are beautifully kept and zoned to enjoy the garden, no matter the weather. There are various pathways and planted borders providing colour and separation and the different options to sit and enjoy the views seem endless. There's a hidden, larger lawn, ideal for the children to play plus more adult spaces for entertaining al fresco. There's even a covered veranda on the office which is home to one of the best placed hot tubs we've seen recently to relax, undercover and enjoy those ever-changing views.

If you're looking for character and country living with a large garden and views that will be the envy of those who visit – then you have to book a viewing!!

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 – uSwitch)

Drainage: Shared septic tank with 2 other neighbours

Heating: LPG fired central heating (tank hidden in garden)

Listed: No

Tenure: Freehold



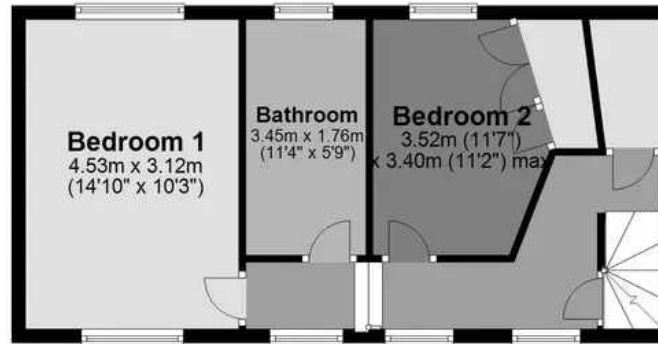






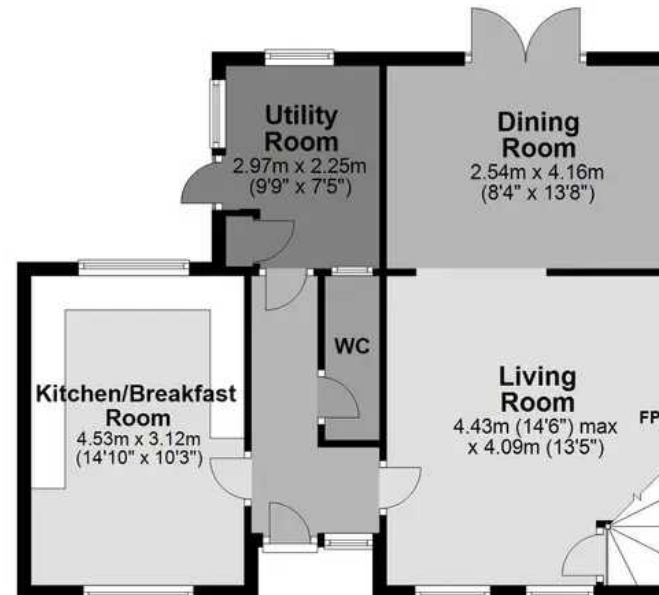
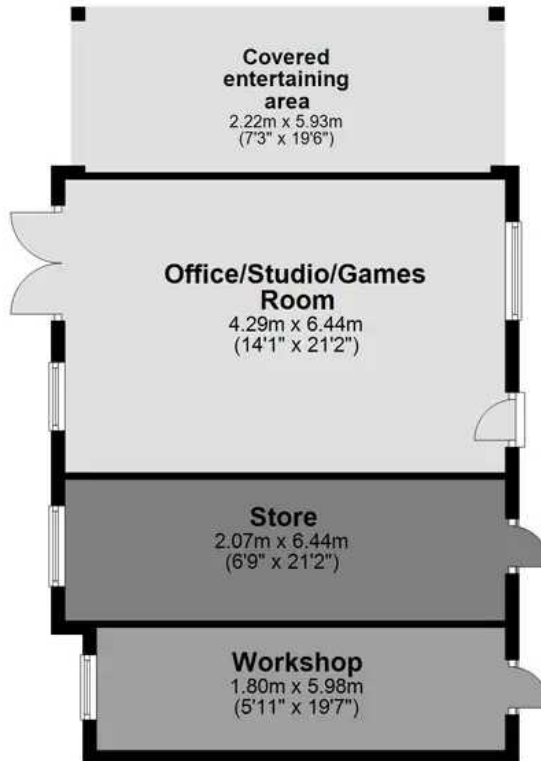
### First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



### Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



### Second Floor

Approx. 18.7 sq. metres (201.4 sq. feet)



Total area: approx. 121.1 sq. metres (1303.2 sq. feet)

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DIRECTIONS : Leave Crediton on the A377 towards Copplestone and pass through Copplestone (staying right on the A377 after the lights) and onto Morchard Road. Take the first right turn (before the pub) and over the bridge and follow the lane to the top. Immediately before the Morchard Bishop sign, take a right turn as signed to Oldborough. Follow this short lane to the end and Sarahs Cottage will be found opposite the junction on the left.

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. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

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