



## The Cottage, Wood Lane, Morchard Bishop, EX17 6PE

Guide Price £320,000

**HELMORES**  
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# The Cottage, Wood Lane

## Morchard Bishop

- 2 bedroom character cottage (not listed)
- No through road village location
- Village with bus, shop and pub
- Living room, kitchen and separate dining room
- First floor bathroom
- Beautiful gardens backing onto fields
- Gas central heating and double glazing
- Utility area

Wood lane, a small no through road at the bottom of the village, meaning a quiet spot yet easily accessible for the village and local walks. Morchard Bishop is one of the larger of the Mid Devon villages with an active community, a local shop, regular events and a well regarded pub (with food). There's also a regular bus service, with 5 buses a day to Crediton and onto Exeter, plus stations on the Tarka rail line are also nearby, linking to Crediton, Exeter and Barnstaple. The cottage isn't listed and has gas fired central heating and uPVC double glazing.







The Cottage is technically end of terrace but as the approach is pretty separate, you don't feel like it's attached at all. A useful front porch leads to the inner hall with separate entrances to the dining room, kitchen and a large living room, all overlooking the rear garden and fields beyond. The living room has a large stone inglenook fireplace with a gas stove (wood-burner styled) which is a practical and cosy addition, and bread oven. The kitchen isn't huge but is well fitted and there's a surprising amount of space but there maybe options to create more of a kitchen/diner should this be desired. On the first floor are 2 double bedrooms, served by the bathroom.

Outside, there's a really useful driveway leading to the detached garage (a rarity for cottages like this) with remote door opening and to the rear of the garage is a useful store/shed which can be accessed from the rear garden or internally through the garage. The front garden (up a couple of steps) has upto date fencing and lawn with some lovely seating areas. There's the buried LPG tank (2000 litres) too which reduces the visual impact of an above ground tank and provides ample gas for the home. It's worth mentioning that this works like mains gas except every few months, a delivery is made to the tank to provide a constant supply. On the end of the house, the current owner uses the garden room as part utility room (space and plumbing for washing machine etc) and part as a sun room. The rear garden has stone walling, seating areas and lawn, again with timber fencing and backing onto fields with some super views to Dartmoor on the horizon.

Please see the floorplan for room sizes.





Current Council Tax: Band C – Mid Devon 2023/24 – £2040

Utilities: Mains electric, LPG gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas central heating and gas fire (large 2000 litre tank buried in the garden to supply gas)

Listed: No

Tenure: Freehold

**MORCHARD BISHOP** is a village and civil parish set in the hills and valleys of Mid-Devon, 7 miles west of Crediton and 14 miles from 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 & shop. Those who lead an active lifestyle can take advantage of the football and sports & social club 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.

**DIRECTIONS** : For sat-nav use EX17 6PE and the What3Words address is [///whites.unpainted.identify](https://www.what3words.com/whites.unpainted.identify)

but if you'd like the traditional directions, please read on.

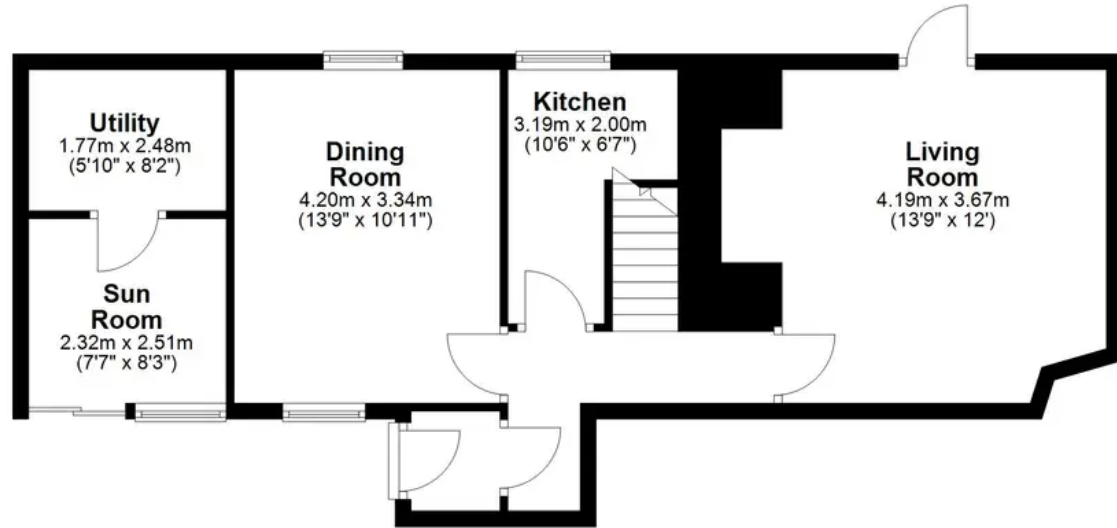
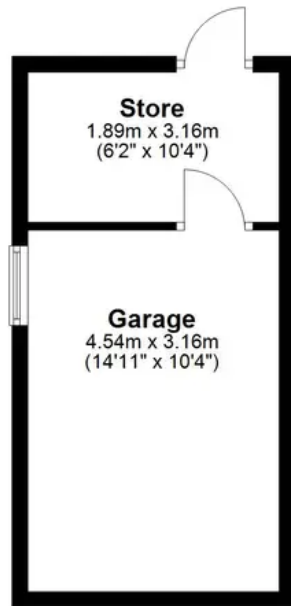
As you enter Morchard Bishop from the A377, pass The London Inn on your right and continue a little further, bearing right at the stone cross memorial. Continue down the hill and this will turn into Wood Lane. After approx. 200m, the property will be found on the left.





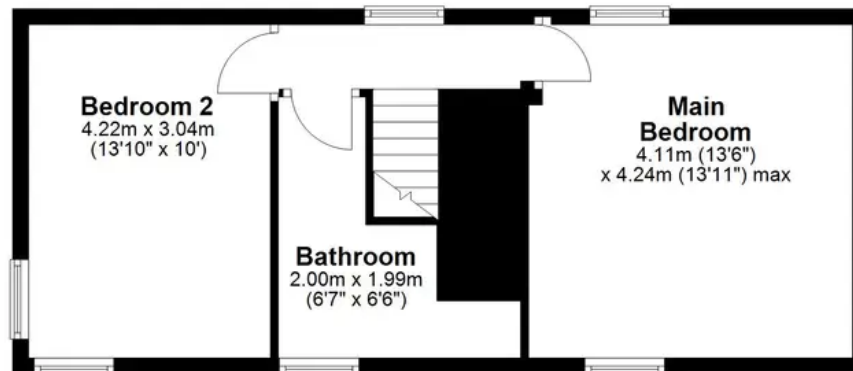
## Ground Floor

Approx. 79.8 sq. metres (858.4 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 123.2 sq. metres (1326.6 sq. feet)

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