



## Old Maltsters, Fore Street, Morchard Bishop, EX17 6NX

Guide Price £485,000

**HELMORES**  
SINCE 1699



# Old Maltsters, Fore Street

Morchard Bishop, Crediton

- Stunning thatched property
- Beautifully renovated throughout
- 3 reception rooms
- Kitchen/dining room and utility
- Garage plus parking and workshop/store
- Excellent rural walks nearby
- Regular bus service
- Village location with shop and pub
- 4 bedrooms with master ensuite
- Beautiful gardens

Once in a while, we're lucky enough to see an exceptional property coming to the market. One that you walk into and instantly "know" it's something special. It's testament to the hard work and vision of the current owners, that this property is one of them. The care and attention to detail is top notch throughout. The character of the property has been maintained, in fact celebrated yet it's a warm and inviting home, ready to be enjoyed by its next owner. The cottage is in Morchard Bishop and forms part of one of the longest continuous terraces of thatched properties in Devon (perhaps England), meaning its chocolate box image is protected by the Grade II status. With its thick cob walls, thatched roof and charming proportions, it's no wonder it is a popular place to buy. The village itself has a shop, pub, primary school, church and sports clubs plus a regular bus service (up to 5 a day) means it's not isolated.







Crediton is the nearest town, a thriving market town with more amenities and just 6 miles further on is the university City of Exeter.

The property itself has been lovingly restored by the current owners. From the front door, you enter into the entrance hall with glazed doors to the dining room with slate flooring, exposed beams and built in storage. Complete with a wood-burning stove in the original fireplace, it's a year round room, ideal for entertaining. The second reception room is a useful study with built in bookshelves and a gorgeous window seat. From here, doors lead to the living room and kitchen to the rear. The living room is a generous size with a regularly used wood burning stove and exposed beams. Across the rear, the kitchen with its solid wood worktops is really in keeping with the house, yet it's up to date with plenty of storage, a double Belfast sink and an integrated dishwasher. There's a useful utility room too which ties in well with the main kitchen and adds even more storage. To complete the ground floor is a shower room with WC, ideal for guests. On the first floor are 4 bedrooms with the master being a great size and we love the split level flooring which really adds to the character. There's a super ensuite shower room to the master and the family bathroom has a gorgeous slipper bath and is ideally placed to serve the remaining 3 bedrooms, all of which are doubles by modern standards, with the 4th currently being used as a second study.

It's not all just for show in this home, the building itself has been well maintained and has the modern conveniences of oil fired central heating and the timber framed windows on the rear are double glazed. It has its electric inspections up to date and the living room chimney is swept annually in accordance with the insurers. It's on mains water and drainage and there's a water meter.



Outside, from Fore Street, the property is approached via a pedestrian gate through the pretty front garden. With lawns and planted borders, it's a well stocked garden but with ample seating areas from which to enjoy it. Rarely for a property of this type, the gardens don't end there. A lane from The Green leads behind the neighbouring cottages and into a private courtyard garden to the rear. Blocked paved, this provides gated parking and leads to a garage, workshop and woodstore. The courtyard has a Mediterranean feel with cob walls and timber trellises adding to the privacy. There's a large seating area, ideal for al fresco dining in the summer with a pergola adding shade if needed.

This is a stunning example of a character cottage, renovated with an eye for detail and in a modern yet sympathetic way - places like this don't come to market too often in this condition.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2023/24 - £2738.18

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Yes Grade II

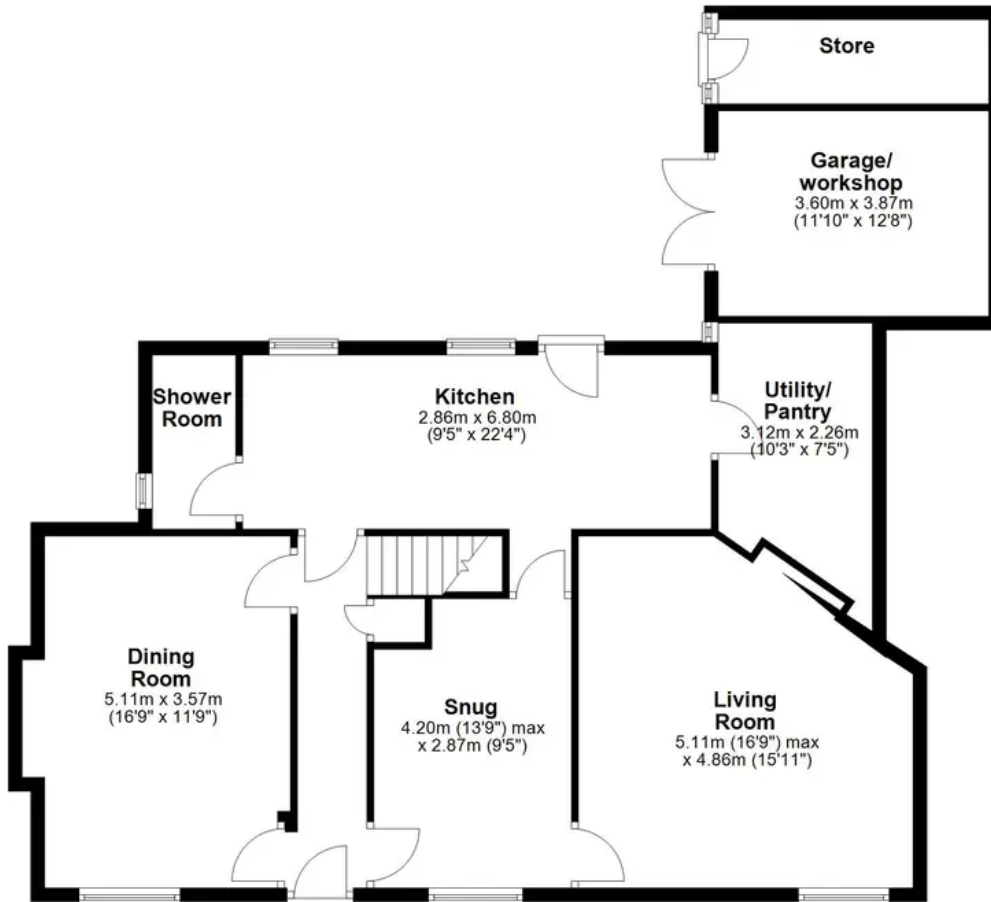
Tenure: Freehold





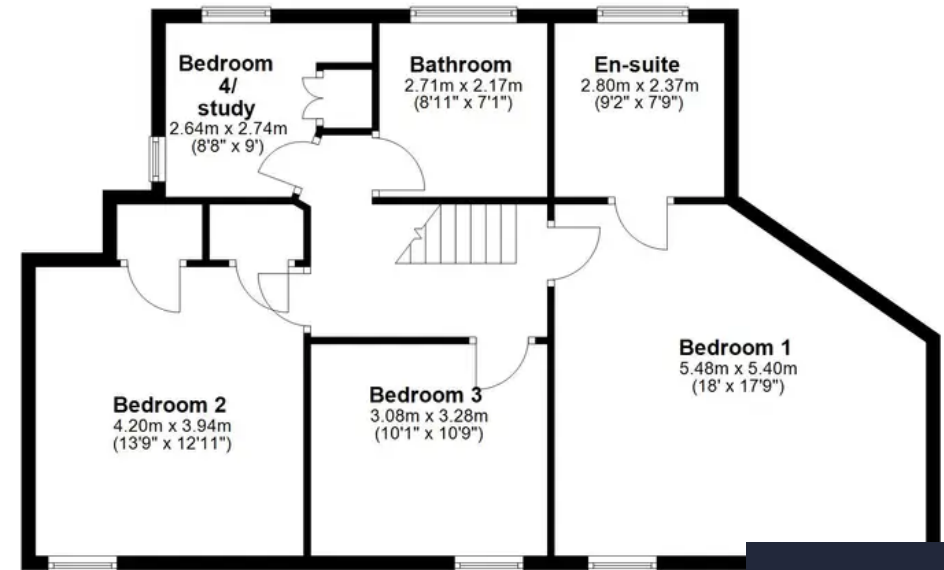
### Ground Floor

Approx. 120.9 sq. metres (1301.4 sq. feet)



### First Floor

Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 204.1 sq. metres (2197.4 sq. feet)

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