



## 7 Chulmleigh Road, Morchard Bishop, EX17 6NZ

Guide Price £285,000

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# 7 Chulmleigh Road

Morchard Bishop, Crediton

- Exceptional period village cottage
- Popular Mid Devon village
- Unique design over 4 floors
- 3 bedrooms and additional study
- Well fitted kitchen / dining room
- Living room with wood burner
- Stunning loft conversion
- Beautiful south facing garden
- Summer house / store with power

Famed for one of the longest continuous runs of thatched roofs in the south west (maybe England), Morchard Bishop is one of the larger villages in Mid Devon with a thriving community, a primary school, church, an excellent shop and pub plus regular bus connections to Crediton and Exeter (several per day) and the Tarka line (railway) is only 2 miles away too.



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The village has a mix of properties with a lot of older cottages so it's nothing unusual to find a 3 bedroom cottage with plenty of character on the market. However, once you step inside 7 Chulmleigh Road, it starts to become apparent that this isn't your average cottage. It's cob and stone construction with a slate roof and isn't listed. Over the years, the house has evolved to take in previously uninhabited spaces and now offers plenty of space (whilst retaining the character) over four, yes four floors. Entering from the front door brings you into an entrance hall and then on into the living room. With exposed beams and wood flooring, it's a cosy room with an additional bonus of a wood-burner and then an opening leads into a study or even small dining room which adds flexibility of how this level is used. To the rear of the house are doors to the garden and then stairs lead down to a lower ground floor where the stylish kitchen can be found. The kitchen has bags of character with slate flooring and solid wood worktops and room for a table and chairs plus a separate utility area with space for washing machine and tumble dryer. On the first floor are two bedrooms and the stylish family bathroom and then up again into a loft conversion where the principal bedroom enjoys superb countryside views from the sky lights, built in storage and exposed roof timbers, all coming together to give a feeling of a light, spacious retreat!



Outside, the property fronts onto the village road so it has easy access to amenities etc. To the rear is a south facing garden, initially with a seating area and then newly replaced steps down to a pretty garden with a further patio, lawn, an

abundance of flowering plants and shrubs and a summer house / store with power. This provides additional space and even has its own seating area from which to enjoy the garden. The garden backs onto fields and is incredibly peaceful. There's also wood-stores and storage sheds.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25-  
£1824.95

Approx Age: 1800

Construction Notes: Cob/stone – slate roof

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heating and wood-burner

Listed: No

Conservation Area: Yes

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6NZ and the  
What3Words address is [///switched.retail.clutches](https://www.what3words.com/switched.retail.clutches)

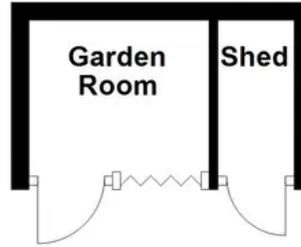
but if you want the traditional directions, please read on.

From Crediton High Street office, proceed westerly direction out of the town on the A377. Through Copplestone village and proceed on to Morchard Road, where you will see the signpost for Morchard Bishop on your right. Morchard Bishop village will be found approximately three miles along this road. Continue into the village, past The London Inn and follow the road to the left (Fore Street and into Chulmleigh Road) pass the Chapel at the bottom of the hill and the property will be found just around the corner on the left hand side.



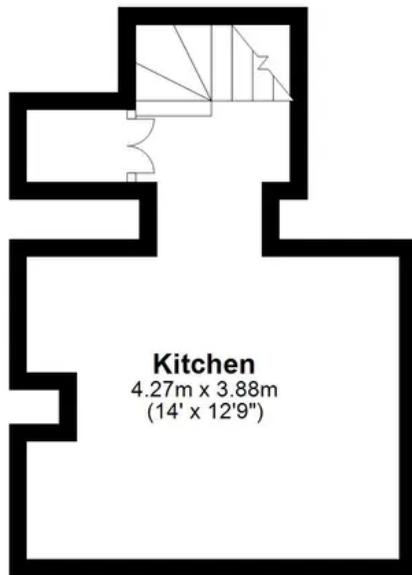
### Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



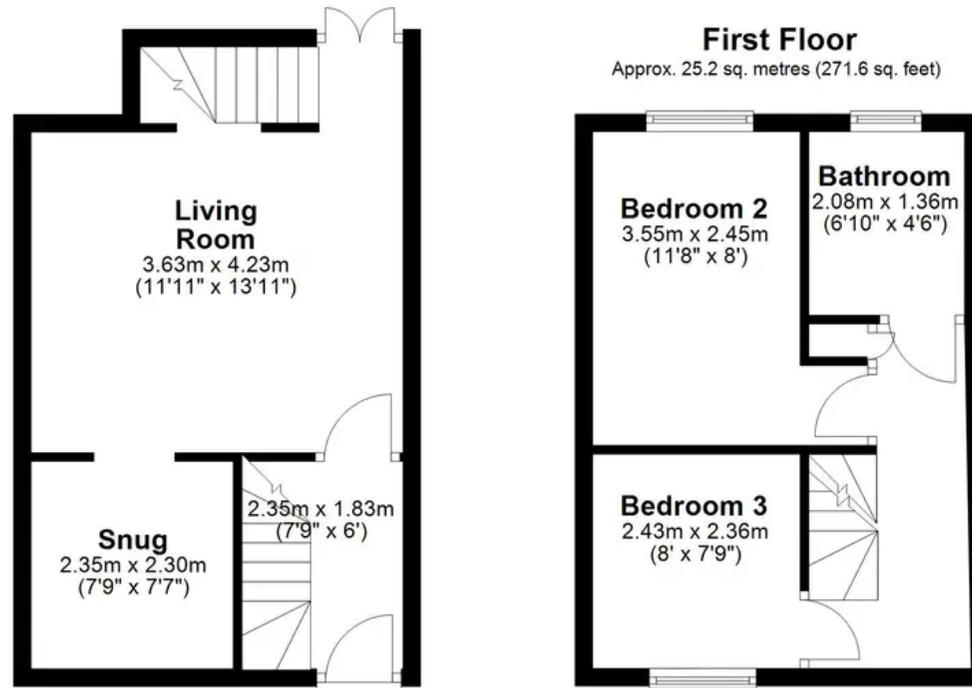
### Basement

Approx. 18.7 sq. metres (201.3 sq. feet)



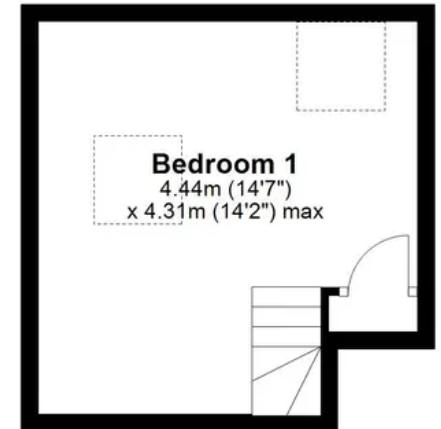
### First Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



### Second Floor

Approx. 18.1 sq. metres (194.9 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)



## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.