



**The Dairy, 10 Beech Hill House, Morchard Bishop, Crediton, EX17 6RF**

Guide Price £115,000

HELMORES  
REALESTATE

## The Dairy

10 Beech Hill House, Morchard Bishop,  
Crediton

- Pretty stone cottage
- Set in 6 acre grounds of large house
- Gas central heating
- On a bus route
- Just a mile from the village
- Leasehold
- Recently replaced roof
- Perfect country bolthole
- Beautiful surrounding countryside
- No onward chain

Just outside the popular Mid Devon village of Morchard Bishop, set in private grounds of approx. 6 acres is Beech Hill. A collection of properties set within the Beech Hill community. This property is a terrace cottage in the courtyard, formally the dairy and offers a rare opportunity for an affordable home in a semi-rural location. The village with its amenities are only a mile or so away and there's a bus stop at the end of the drive and walks in almost every direction including the Two Moors Way. It's 1 of 4 privately owned leasehold properties to the rear of Beech Hill Community House and if invited, you have the opportunity to become a cooperative member and part of the community. If you do then you have access to the entire eco-friendly, 6 acre site, including a camping paddock and swimming pool. Alternatively, the cottage can be enjoyed without the additional land use.





The accommodation on the ground floor is open plan with a kitchen/lounge area along with a WC and separate bathroom, stairs lead up to the first floor with a bedroom and partition through to a storage/office area. Whilst in need of modernisation, it offers a super opportunity to create a really cosy home in a beautiful location. There is a gas boiler (from bottles) and a Victorian open fireplace which would need to be inspected before use.

Agents Notes: The property has 87 years remaining on the lease, the service charge is £84.39 per month to include building insurance, water and maintenance of the exterior of the property.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2025/26 – £1912.70

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 14Mbps (Starlink or Airband could provide faster speeds)

Drainage: Private – on site

Heating: Gas central heating (bottled)

Listed: No

Conservation Area: No

Tenure: Leasehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.







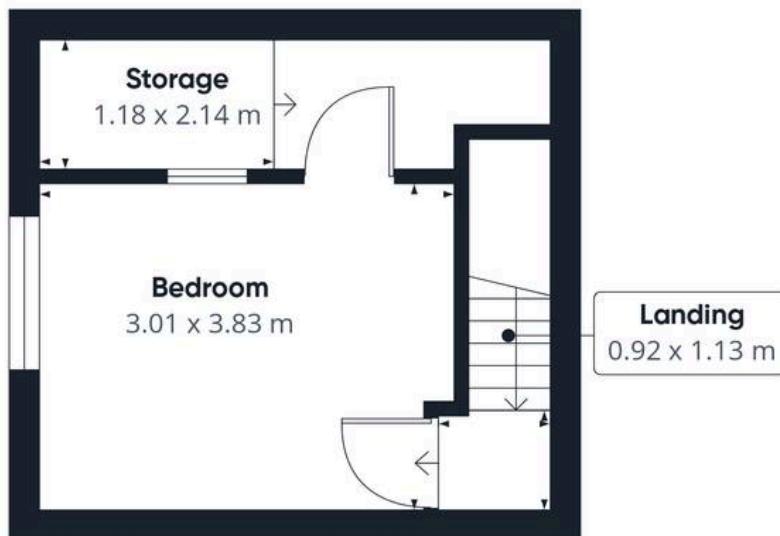
Floor 0

Approximate total area<sup>(1)</sup>

38.1 m<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**MORCHARD BISHOP** is a popular village, sitting amid a network of more than 60 footpaths and bridleways including the Two Moors Way, for which it is the midway point. Famous for having the longest row of thatched, terraced cottages in England, Morchard is a popular village not least because of its C of E primary school (OFSTED Good), excellent pub, doctor's surgery, and community run shop. There's a thriving community scene offering a variety of events and activities ranging from the monthly produce market to sporting clubs. Nearby is Morchard Road where you can catch a train on the scenic Tarka Line to Barnstaple or Exeter. For a wider range of shops and amenities Crediton and Exeter are 7-miles and 15-miles away respectively. A regular daily bus service from the village also provides access to both these towns.

**DIRECTIONS :** From our High Street office proceed West along the A377 passing through Copplestone and continuing onto Morchard Road, where you turn off right sign posted Morchard Bishop. Upon entering Morchard Bishop, proceed up into the village and turn right just past the London Inn into Church Street, stay on this road for just over a mile. Upon seeing the sign for Three Hammers, turn immediately right which takes you into Beech Hill. Please park in the main car park and walk through the arch into the courtyard where The Dairy can be found along to the left with a milk churn outside.

For Sat Nav EX17 6RF

What3Words: ///listen.daylight.cuter



## Helmores

Helmores, 111-112 High Street – EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.