



5 Wood Lane Cottages, Morchard Bishop, EX17 6PE

Guide Price £275,000

5 Wood Lane Cottages

Morichard Bishop, Crediton

- Grade II Listed cob cottage full of period character
- Tucked away setting in the popular village of Morichard Bishop
- Living room with impressive inglenook fireplace, bread oven and wood-burning stove
- Kitchen and dining room overlooking the garden
- Three bedrooms plus useful loft room for hobbies or storage
- Beautiful original features including beams, window seats and curved cob walls
- Well presented accommodation blending character with practical living
- Private front and rear gardens backing onto open countryside
- Summer house and useful garden storage
- Off-road parking for two vehicles

Set within a quiet tucked away position in the heart of the popular village of Morichard Bishop, this Grade II Listed cottage offers the character and atmosphere that only a traditional cob home can provide. The village has a strong community feel with a good range of everyday amenities including a shop, primary school, pub and church, while a fantastic network of footpaths and country lanes surround the area.

Inside, the cottage is full of the period features many buyers hope to find.





The living room centres around an impressive stone inglenook fireplace with oak lintel, bread oven and wood-burning stove, creating a warm and welcoming main living space. Exposed beams, window seat, traditional floorboards and the soft curves typical of cob walls all add to the sense of character throughout. To the rear is the kitchen and dining room which overlooks the garden and forms the everyday hub of the home.

On the first floor there are three bedrooms served by the family bathroom, fitted with a white suite and shower over the bath. From the third bedroom there is access to a useful loft room above, providing flexible additional space for hobbies, storage or occasional workspace.

Outside, the property benefits from off-road parking for two vehicles. The gardens extend to both the front and rear, with the rear enjoying a particularly attractive outlook across neighbouring fields. Immediately behind the house is a paved seating area with steps leading up to a further garden space, ideal for outdoor dining and relaxing. There is also a summer house, log store and outside tap. Please note that a right of way exists across the neighbouring garden to reach the front of the property. We are informed by the seller that this right of way is very rarely used.

Overall, this is a cottage with real personality, combining period charm, village life and countryside surroundings in one of Mid Devon's most well-regarded communities.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled



Drainage: Mains drainage

Heating: Electric and Wood-Burner

Construction: Cob and there is a mix of thatch (main roof) and metal (ground floor kitchen roof).

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

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.

Boundaries, Access & Parking:

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.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

DIRECTIONS : For viewings, please park nearby and walk up Wood Lane for ease.

Please use EX17 6PE for Sat Nav or the what3words is [///jukebox.fragment.framework](https://www.what3words.com/#!/en////jukebox.fragment.framework)

DIRECTIONS: Upon entering the village via Polson Hill, pass The London Inn on your right and take the right hand fork, follow this road down and Wood Lane is found at the bottom, turn right into Wood Lane and No. 5 will be found along on your left.



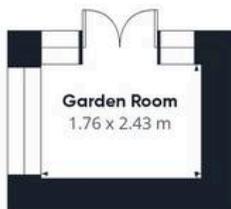




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

82.9 m²

Reduced headroom

2.9 m²

(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



Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Rights of Way:

We're informed by the seller that the property is subject to a right of way at the rear (although not used). Buyers are advised to confirm details and legal status with their conveyancer.

Private / Unadopted Road:

We're informed by the seller that access to the property is via an unadopted road. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

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 mid-way 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.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.