



**Higher Oldborough, Morchard Bishop, EX17 6SQ**

Guide Price **£600,000**

# Higher Oldborough

## Morchard Bishop

- Spacious 4 bedroom character property
- 2.5 (approx) paddock with barn
- Well maintained gardens
- Outbuildings
- Thatched (but not grade II listed)
- High ceilings & well proportioned rooms
- Far reaching views to Dartmoor
- 3 Reception rooms
- No onward chain

A semi-detached cottage with a notably generous feel, set in a rural position with far-reaching views towards Dartmoor. While traditionally styled, the property offers more space and ceiling height than many cottages, giving it something closer to a farmhouse in both scale and layout.

The kitchen has a country style, fitted with granite worktops, integrated washing machine and dishwasher, and centred around an original inglenook fireplace with bread oven—an authentic feature that reflects the age of the building. A separate dining room includes a pressure jet Rayburn, which also heats the radiators throughout the house, adding both function and character.

The main sitting room is comfortable and well proportioned, with a multi-fuel woodburning stove, while a third reception room—complete with original meat hooks—offers a flexible space that could suit a home office, studio or playroom.





Upstairs, the principal bedroom is particularly spacious and includes an en suite with both bath and separate shower. There are three further bedrooms, all of a good size, along with a family bathroom also fitted with a bath and separate shower.

Outside, the rear courtyard provides a large and practical working space, with a range of outbuildings including an outside WC, greenhouse and a substantial workshop. There is gated parking for up to four vehicles, along with space for storage and equipment, and the oil tank is also housed here.

To the front, a lawned garden with a mature mulberry tree leads down to a productive vegetable garden with raised beds. A short walk along the lane brings you to additional land, extending to approximately 2.5 acres. This includes an orchard, a level paddock with water supply, and a well-built timber barn—offering a range of possibilities depending on how the land is used.

The property is available with no onward chain, and combines practical space, original features and outdoor potential, all set within a landscape that gives a strong sense of the surrounding Devon countryside.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2025/26 - £3,005.66

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 30Mbps (Starlink or Airband can reach faster speeds if installed)

Drainage: Private drainage

Heating: Oil fired central heating through Rayburn

Construction: Cob & Stone

Listed: No

Conservation Area: No

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.

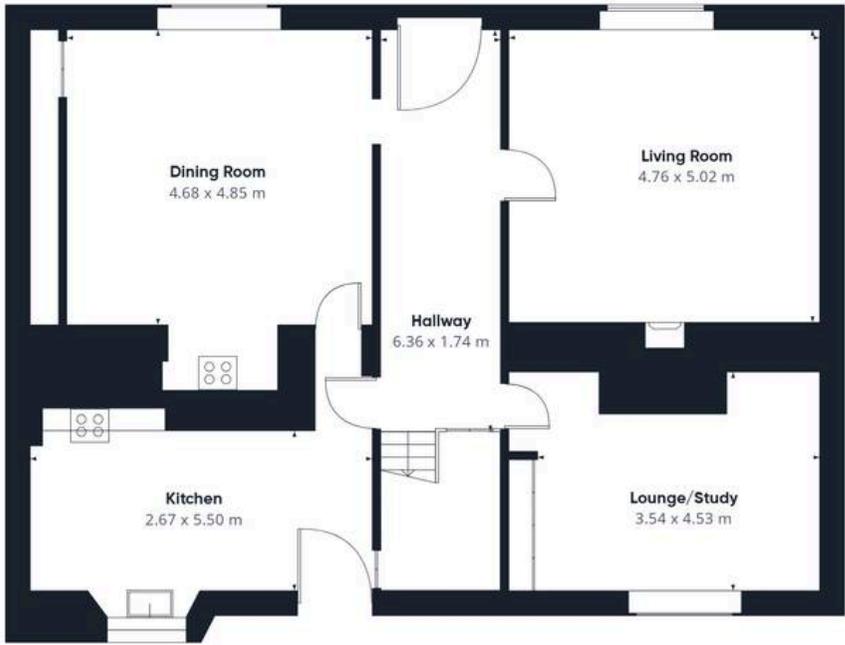
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband 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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

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.



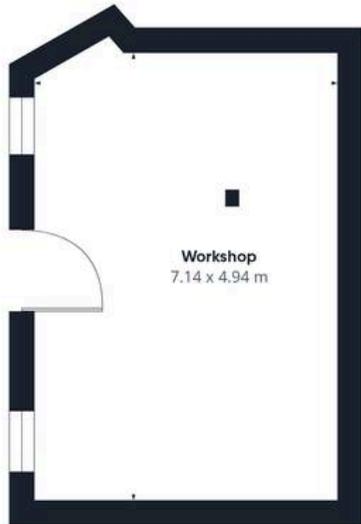




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
236.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



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.

We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

**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.



**DIRECTIONS** : From the A377 at Morchard Road, take the turning to Morchard Bishop, before reaching the village take a right turn onto Oldborough Lane. At the T junction take a right turn and the property can be found just down on the left marked with a Helmores board.

For SatNav: EX147 6SQ

What3Words: ///mango.bumpy.whisker



# 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.