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Park Lane Cottage



Crediton 8 miles / Exeter 15 miles

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A delightful 4 bedroom house in a sought-after Mid Devon village with land amounting to approx 6.58 acres and outbuilding with stabling.

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- Delightful 4 bedroom house
- Sought after Devon village
- Large gardens
- Land amounting to 6.58 acres
- Outbuilding and stabling
- Off street parking

Offers In Excess Of  
£525,000

### Situation

The property is situated in the centre of the popular village of Morchard Bishop, in the heart of the Mid Devon countryside. The village itself offers a strong community with a good range of facilities including general store & cafe (Countryside Alliance Award 2013), parish church, primary school, pub, garage, sports club with tennis court and doctor's surgery. The towns of Tiverton (16 miles) and Crediton (8 miles) both offer a more comprehensive range of shopping and leisure facilities together with public and state schooling. There are regular bus services to both Crediton and Exeter.

The university and cathedral city of Exeter (15 miles) provides a comprehensive range of facilities and amenities befitting a centre of its importance including excellent dining, shopping, theatre and recreational and sporting pursuits. Exeter has two mainline railway stations on the London Paddington and Waterloo lines and an international airport. There is a railway station at Morchard Road on the Tarka line (Exeter to Barnstaple).

### Description

Park Lane Cottage is a delightful semi-detached property with a rendered facade under a slate roof. Ideally located in the centre of the village this unique property boasts off-street parking, large gardens, a significant outbuilding with stabling and direct access onto 6.58 acres of fenced paddocks with woodland copse.

### Accommodation

From a wood floored entrance hallway doors lead into an open plan kitchen with wall and floor mounted units, integrated appliances, rangemaster cooker and central island. The kitchen opens directly into a spacious dining room with french doors leading out to the gardens. Beyond is the sitting room with feature woodburner,

storage cupboard and a separate doorway back to the hallway. Off the hallway is a downstairs WC. The first floor landing gives access to two double bedrooms (one with beautiful countryside views from the juliet balcony) a single 4th bedroom/study and a master bedroom with ensuite shower and WC. There is a family bathroom as well as a separate shower room with basin and WC.

### Outbuilding

To the rear of the property is a sizeable outbuilding of cob and stone construction with more recent breeze block additions. This is used for storage and stabling.

### Gardens and Land

The house has two sections of garden. The first is accessed directly from the house whilst a second, larger section, accessed from a lane. The outbuilding is located within the latter section. The land amounts to approx. 6.58 acres and is accessed via the rear garden and/or by foot or vehicle via a separate lane to the rear. The land is separated into three separate fenced paddocks with a small wooded copse at the far end.

### Services

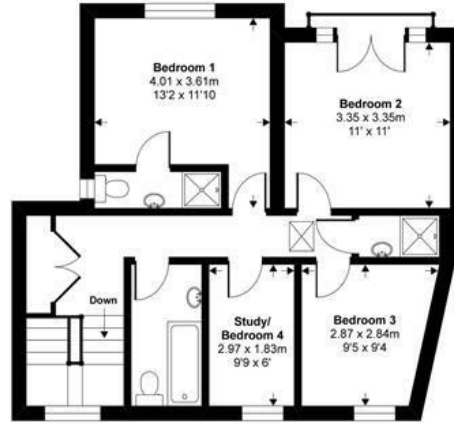
Mains drainage, electricity, and water. Oil fired central heating. Both the barn and the field shelter in the first paddock have electricity.

### Directions

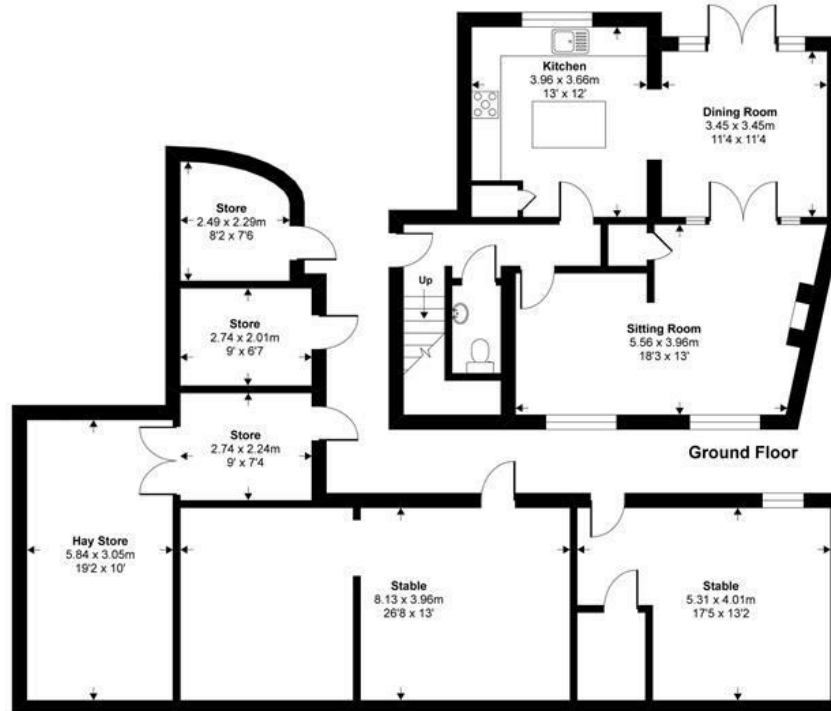
On leaving Exeter proceed westwards on the A377 passing through Crediton and Coplestone continuing to Morchard Road. At Morchard Road turn right just before the Devonshire Dumpling pub signposted Morchard Bishop. Continue on this road into the village passing The London Inn on your right. Keep left and after a further 150 yards the cottage can be found on the left.



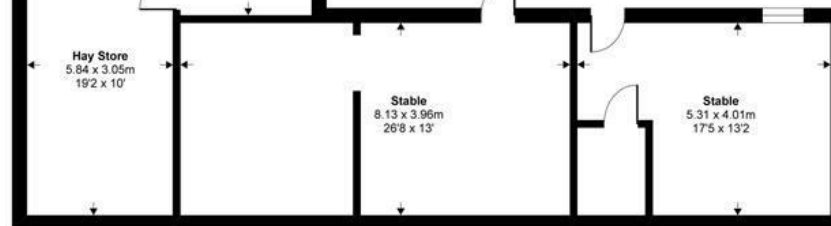
Approximate Area = 1330 sq ft / 123.6 sq m  
 Outbuilding = 982 sq ft / 91.2 sq m  
 Total = 2312 sq ft / 214.8 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 681408

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(65-77) C	(35-58) G
(81-91) B	(65-77) C	64	76
(65-77) C	(49-64) D		
(49-64) D	(35-48) E		
(35-48) E	(21-34) F		
(21-34) F	(1-20) G		
Net energy related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/1/EC	

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