



## Redhill, Morchard Bishop, EX17

£600,000 Guide Price

# Property Description

Morchard Bishop is one of the larger Mid Devon villages and boasts a great pub, shop and a thriving community. There's a regular bus service too plus nearby train stops on the Tarka line so it's a well connected village with a truly Devon feel.

This property can be found just outside the village, located on a quiet single track country lane which is walkable to the village and amenities. It's not been on the market in 30 years so it's a great opportunity to make a wonderful home for a new buyer. There's plenty of room inside and out as it sits in a half acre plot which is private and the gardens are full of beautiful plants and trees, plus it backs onto open countryside so there are views in most directions from many windows.

Internally, the house has a spacious layout, a cosy sitting room with inglenook fireplace is ideal for those colder winter nights whilst the light garden room with doors out onto the garden provides a wonderful flexible space for entertaining or hobbies. It would make an ideal studio or home office too. Central in the house is a dining room, again with a large fireplace and the kitchen is well fitted and has the benefit of a utility room which also acts as a rear porch, as is often the case, this door to the utility tends to be the day to day entrance. Upstairs are 4 bedrooms and a family bathroom. Although some may prefer to update the décor and fittings, the house has been very well maintained both inside and out. There's oil fired central heating and double glazing.

Outside, the front garden gives a buffer to the country lane and leads to the official front door. To the side is a small (occasional) gated parking space and a pathway to the side leads to the main gardens, in total the plot is half an acre. It's a wonderful space, well planted and with various areas of lawn,



pond, utility space and cleverly zoned to add to the feeling of space and enjoyment. There's a couple of sheds and a greenhouse too. A footpath runs between this cottage and the lower neighbour and this provides vehicle access for Redhill Cottage in order to reach the parking and garage.

Please see the floorplan for room sizes.

Current Council Tax: F (Mid Devon 2022/23 - £3084.06)

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Fastest broadband speed within this postcode: Up to 63Mbps (Money Supermarket)

Drainage: Private drainage (septic tank)

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

Directions:

From Crediton High Street, head west towards Coplestone. Go through Coplestone, bearing right at the end of the traffic lights and continue on the A377. After approx. 1.9 miles, turn right by the Devonshire Dumpling pub. Continue for approx. 2.3 miles and enter Morchard Bishop. At the fork, bear left down Fore Street and head out of the village. After approx. 500m, take a right turn and Redhill Cottage will be found on the right as you rise up the hill.

MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of

delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.

EPC Rating: E

## Key Features

- ✓ Fantastic detached semi-rural house
- ✓ Set in a half-acre plot
- ✓ Stunning countryside views
- ✓ Beautiful gardens, garage and parking
- ✓ 4 bedrooms and 3 reception rooms
- ✓ Plenty of character
- ✓ Walking distance from village

















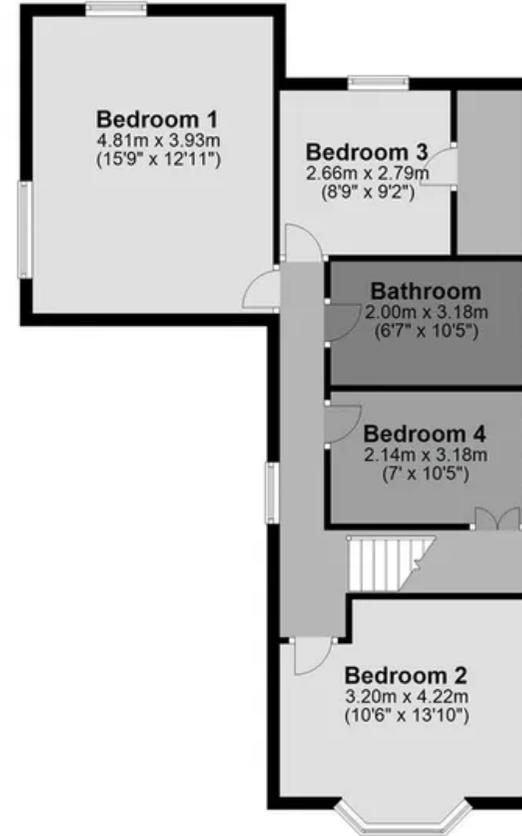
### Ground Floor

Approx. 104.4 sq. metres (1123.5 sq. feet)



### First Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



Total area: approx. 169.7 sq. metres (1826.8 sq. feet)

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