



Hawthornes, Wood Lane, Morchard Bishop, EX17 6PE

Guide Price £500,000

A generous, detached bungalow with extensive parking, including a double garage, wrap around gardens with a delightful patio, located in the sought after village of Morchard Bishop.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Situated in the highly sought-after village of Morchard Bishop, this unique and substantial detached bungalow offers over 2,000 sq. ft of light-filled and versatile accommodation.

The ground floor comprises three well-proportioned bedrooms, including one with an en-suite shower room, a spacious, dual aspect sitting room with dining area and feature fireplace, a well-equipped kitchen with adjoining dining area, utility room, and a family bathroom. To the first floor, the impressive principal bedroom benefits from an en-suite shower room and useful and easily accessible loft storage

Occupying a generous plot, the property is surrounded by wrap-around gardens designed for both enjoyment and productivity. A delightful, enclosed patio area features raised planted beds, a seating area, and a pond, while to the rear there is a well-established vegetable garden alongside a charming patio and an open-fronted summer house, perfect for outdoor entertaining.

Further enhancing the appeal of the property is an extensive parking area and a double detached garage. Discreetly positioned behind the garage is a dedicated area for garden sheds and a greenhouse, providing practical storage while remaining out of sight.

Morchard Bishop is a highly regarded and picturesque Mid-Devon village, surrounded by rolling countryside and enjoying a strong sense of community. The village offers a range of amenities including a well-regarded primary school, parish church, village hall, a popular local pub, and local convenience store, making it an ideal setting for families and those seeking a more relaxed rural lifestyle.

DIRECTIONS: Using the What3Words App, search [starlight.chaos.update](https://www.what3words.com/)

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



SUMMARY

- Sought after village of Morchard Bishop
- Substantial detached bungalow
- Excellent parking and double garage
- 4 bedrooms, 2 ensuites and bathroom
- Bright and versatile accommodation
- Wrap around gardens with a delightful patio area

PROPERTY INFORMATION:

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains electricity and water

DRAINAGE: Mains drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Good Coverage

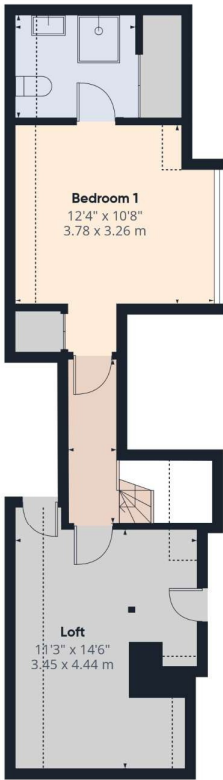
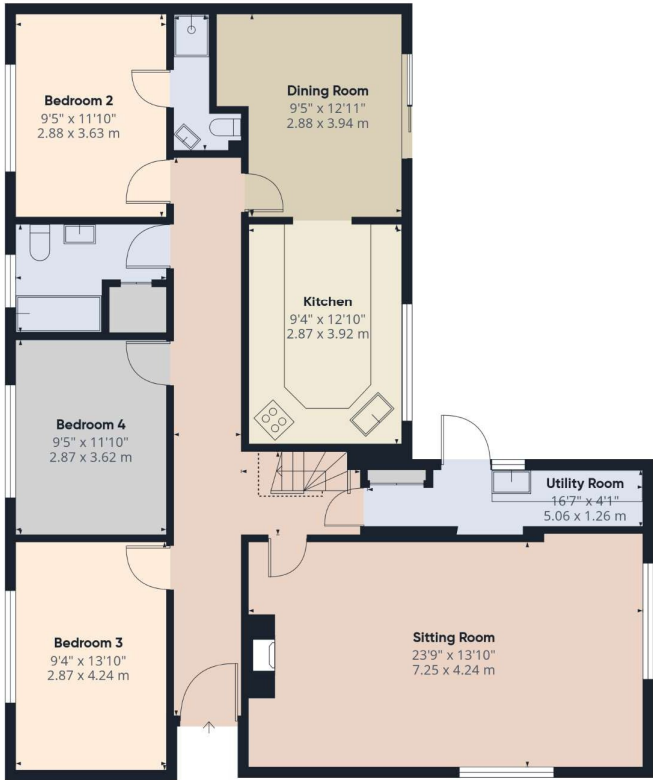
HEATING: Oil fired central heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



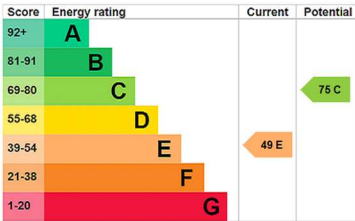
Approximate total area⁽¹⁾
2024 ft²
188 m²
Reduced headroom
66 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/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



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.