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## The Dairy, Beech Hill Community, Morchard Bishop, Crediton, EX17 6RF

Guide Price £150,000

Nestled amidst the picturesque Devon countryside, The Dairy stands as a beautifully converted building, offering spacious living space within a serene rural environment.

**Winkworth**

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Positioned within a quaint hamlet, The Dairy enjoys the tranquility of its surroundings, while being conveniently located approximately a mile away from the bustling village of Morchard Bishop. Here, residents have access to a plethora of amenities including a public house, post office/stores, garage, primary school, and sports club complete with tennis courts and a bowling green. For further necessities and recreational activities, the county town of Crediton lies 7 miles away.

Dating back around 200 years, constructed of stone with a tiled roof, this charming property underwent conversion around 1989. Inside, it features a living room/kitchen/dining room, cloakroom, study, one bedroom, office and downstairs bathroom.

There is communal off road parking available for residents which is just a short walk from the property.

The local area is adorned with an extensive network of footpaths and bridleways, making it an ideal haven for walking and exploring the countryside.

#### Agents Note 1

This Leasehold property is within an community where members share resources within the grounds surrounding the cottage. It is possible to live at Beech Hill either as a leaseholder or as a full member of the community with the responsibilities and rights this involves. Membership of the

community is not automatic or necessary to buy the cottage but is a completely separate process.

COUNCIL TAX: Band A - Mid Devon 2023/24

SERVICES: Mains Electric, A reed bed sewage system, Water Paid within Service Charge

BROADBAND: Super Fast Broadband Enabled

HEATING: Gas heating via propane gas cylinders

LISTED: No

TENURE: Leasehold 88 Years remaining - Service charge: £122.65 per month Ground rent: £25.00pa

The leaseholder pays service charges which cover water rates, a reed bed sewage system, maintenance of the drive and car park and the two courtyards, care of trees on site, drainage issues and full building's insurance.

No stamp duty applies for this property.

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



**AT A GLANCE:**

- One Bedroom
- Office/Study
- Open Plan Living
- Downstairs Bathroom
- Rural Location
- Off Road Parking
- No Onward Chain

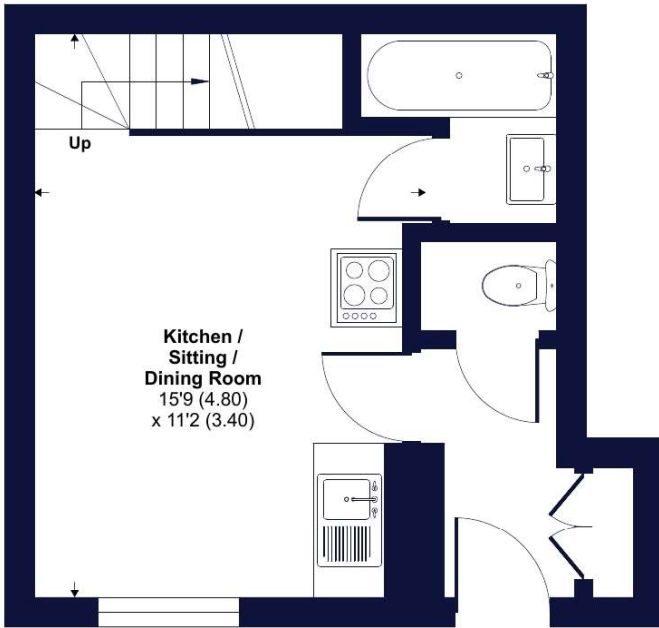
**PROPERTY INFORMATION:**

- Leasehold
- Council tax Band: A
- Mains electric, gas, water and drainage.
- EPC – F
- Broadband: Super-Fast Broadband Enabled

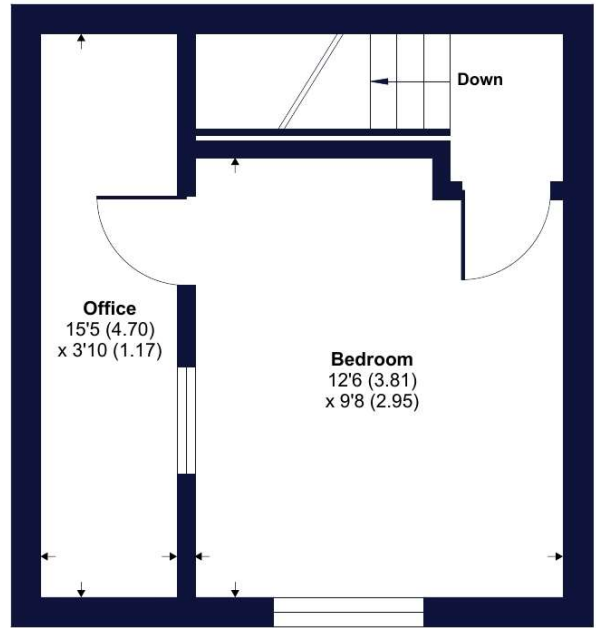
# Morchard Bishop, Devon, EX17

Approximate Area = 472 sq ft / 43.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1093744



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>23</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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