



## 1 Ellicombe Cottages, Morchard Road, Crediton, EX17 5LS

Guide Price £495,000

A most attractive Victorian semi-detached house situated in a lovely rural setting, with an acre of its own grounds and surrounded by open countryside and approached over a tree lined drive.

**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



This charming cottage offers spacious and well-presented accommodation, including three double bedrooms, two reception rooms, kitchen, bathroom and shower room.

window, and could be converted to additional accommodation subject to necessary planning.

The property has been sympathetically renovated by the current owners and retains a wealth of its original characteristics and charm including high ceilings, large sash windows and flagstone flooring as well as a new natural Welsh slate roof which was replaced in 2022. As you enter the property, there is a staircase entrance hall which gives access to the first floor, living room and kitchen/dining room. The dining room is a beautifully light room with a large window to side elevation and is fitted with a multi fuel Rayburn, perfect for cozy winter evenings.

Outside, the property benefits from ample parking and car port, gardens with seating area and newly installed patio made from limestone with Victorian style veranda over. The gardens extend to just over an acre and are divided into separate areas including vegetable gardens, well stocked flower beds as well as a paddock which is currently being used to keep sheep. There is a stable block with tack room, ideal for anyone wanting to keep animals or as additional storage space. There is also hayshed which has water and electricity supply and a greenhouse for all the keen gardeners.

The kitchen is fitted with an Ashgrove oak kitchen with granite worktops, Belfast style sink and a range of base and wall units providing ample cupboard and drawer space. There is a downstairs bathroom which has recently been updated and comprises a white suite with P shaped bath, low level WC and basin. The original bread oven allows extra storage space and is a lovely feature. The living room is a very impressive room with large windows and French doors which are handmade from oak by a local craftsman and overlook the gardens and paddock as well as original flagstone flooring. The room also offers high ceilings and a double fireplace with one side housing the multifuel burner and the other side currently being used as a wine store!

The cottage is approx. 200 yards from the B2220, and is approached over a shared tree lined driveway. There is good access to Crediton, Exeter & Barnstaple via the A377 which is approx. ¼ of a mile away at Morchard Road; where there is also a train station with regular trains to Barnstaple, Exeter & Beyond. The cottage adjoins a small working farm, and nearby, a public footpath with lovely walks through the adjoining farmland, up to Down St Mary and beyond, can be enjoyed.

#### PLEASE NOTE:

To the first floor, there are three good sized double bedrooms which enjoy views across the adjoining gardens and countryside as well as the shower room. In bedroom three, which is currently being used as a home office, there is an access hatch to the loft which is a substantial space with lighting, power and Velux

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:

Spacious Semi-Detached Victorian Cottage

Three Double Bedrooms

Newly Installed LPG Gas Central Heating

Beautifully Presented Throughout

Full Of Charm & Original Features

Oak Double Glazed Windows

Gardens Extending To Just Over An Acre

Ample Parking

Fantastic Location

#### PROPERTY INFORMATION:

COUNCIL TAX: Band C

SERVICES: Mains Electric & Water, Private Drainage (Septic tank shared with neighbour and emptied annually costing approximately £100).

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

MOBILE SIGNAL: You Are Likely To Have Good Coverage

HEATING: LPG Gas Central Heating

LISTED: No

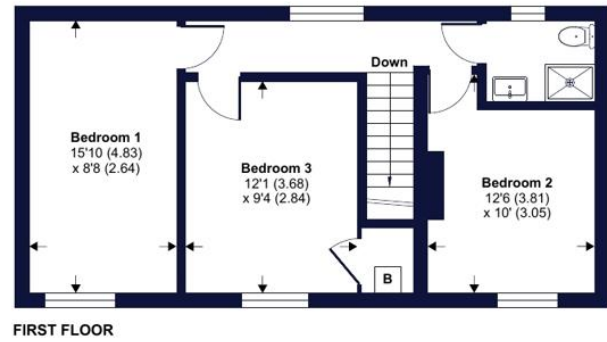
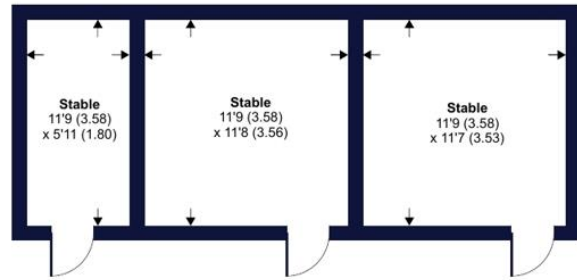
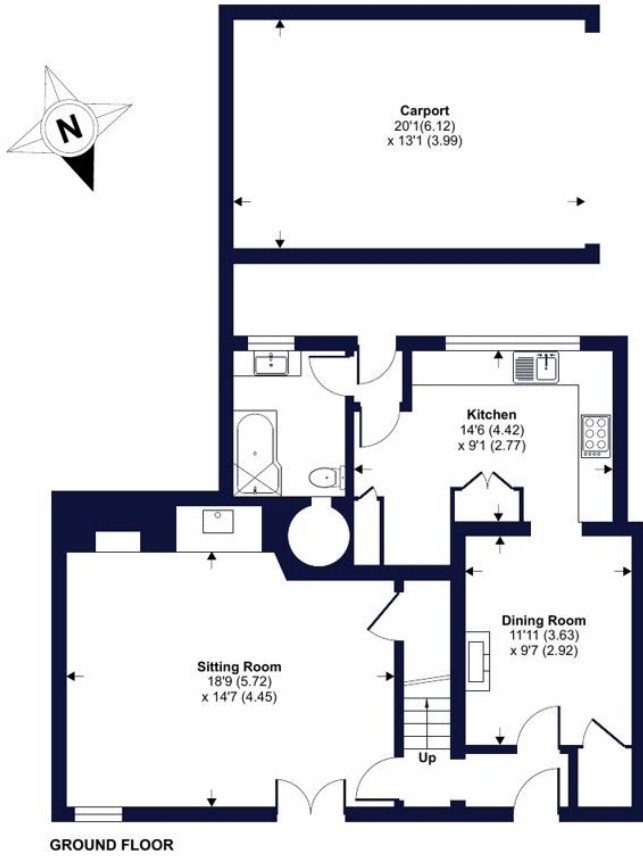
TENURE: Freehold

Restrictions - Please refer to agent.

# Morchar Road, EX17

Approximate Area = 1237 sq ft / 114.9 sq m (excludes carport)  
 Outbuilding = 322 sq ft / 29.9 sq m  
 Total = 1559 sq ft / 144.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1107610



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92+) <b>A</b>                              |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            | 69                      |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            | 37                      |
| (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.



Crediton: 01363 773757  
 crediton@winkworth.co.uk

Exeter: 01392 271177  
 exeter@winkworth.co.uk

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