



## Wayside Cottage, Frost, Morchard Bishop, EX17 6SF

Guide Price £285,000

Located on the very outskirts of the popular and picturesque village of Morchard Bishop, yet within easy reach of the village pub, church and primary school, is this charming two / three bedroom semi detached cottage offered with no onward chain.

**Winkworth**

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Wayside Cottage, which is believed to date from the late 17th century, is a surprisingly spacious Grade II Listed cottage of plastered cob on rubble footings, under a thatched roof. The property retains a wealth of character and period features including exposed ceiling beams and a large inglenook fireplace in the living room, which is currently blocked off.

On the ground floor are two generously proportioned reception rooms, a well equipped kitchen and a further room which has been used as a bedroom, or would make a good office space with superb views over the large gardens. There is a conservatory style rear porch, and downstairs cloakroom,

while on the first floor are two double bedrooms, both with front facing aspects, and a family bathroom with low level WC, pedestal basin and shower over the bath.

Outside, the gardens are a real feature and surprisingly large with generous sized lawns, a variety of mature shrubs and plants, and space for a large vegetable patch. An outside store shed provides space for the boiler, and a side access could potentially provide parking space, subject to the necessary consents being sought.

SERVICES: Oil Fired Central Heating

EPC: E/51

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon District Council.





#### AT A GLANCE:

Charming Grade II Listed Cottage  
Two / Three Bedrooms  
Oil Fired Central Heating  
Presented In Good Order Throughout  
Many Character Features  
In Need Of Modernisation  
Large Enclosed Gardens  
Outbuildings & Shed  
Delightful Rural Setting

#### PROPERTY INFORMATION:

Freehold  
Council Tax Band: D



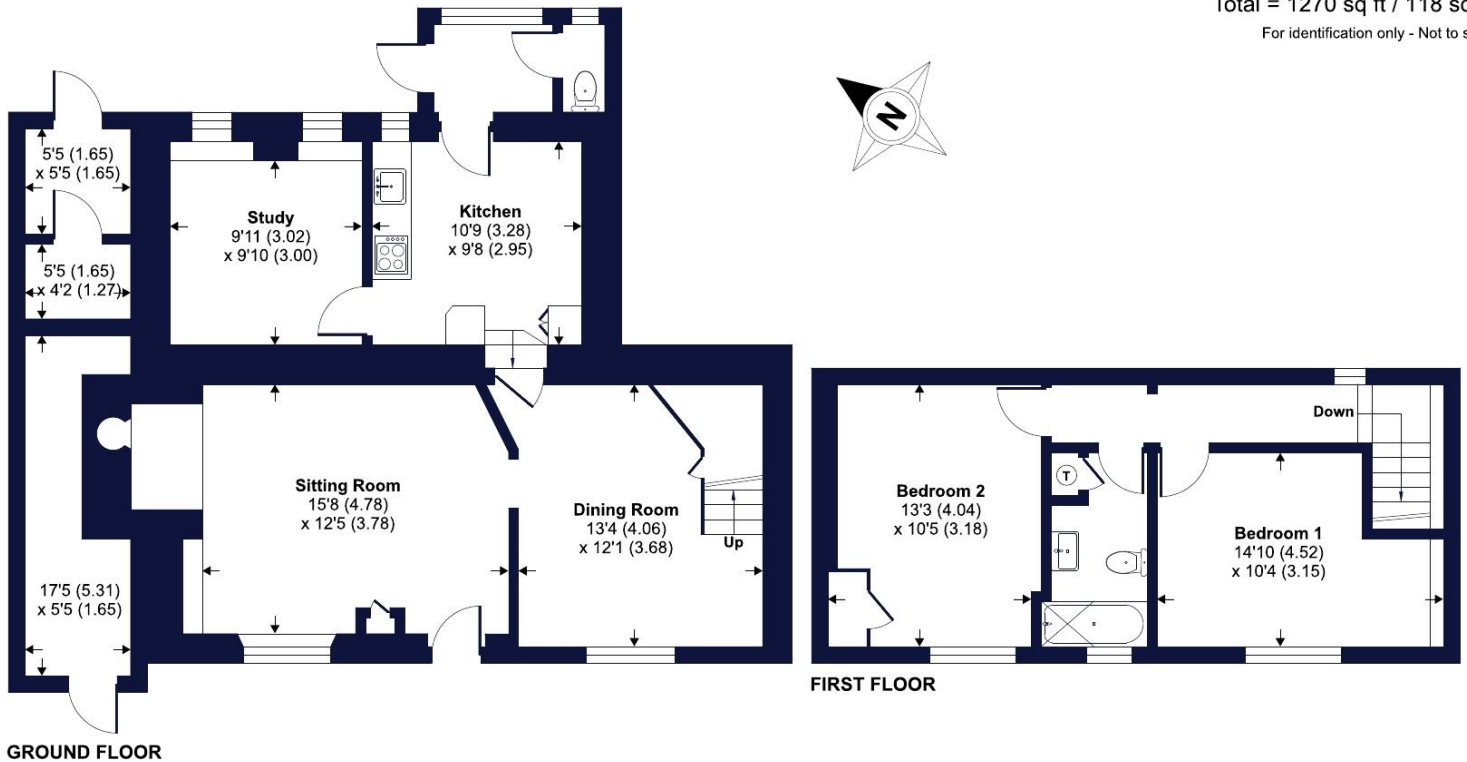
# Wayside, Frost, Morchard Bishop, Crediton, EX17

Approximate Area = 1144 sq ft / 106 sq m

Outbuildings = 126 sq ft / 12 sq m

Total = 1270 sq ft / 118 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 926314

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</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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