



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

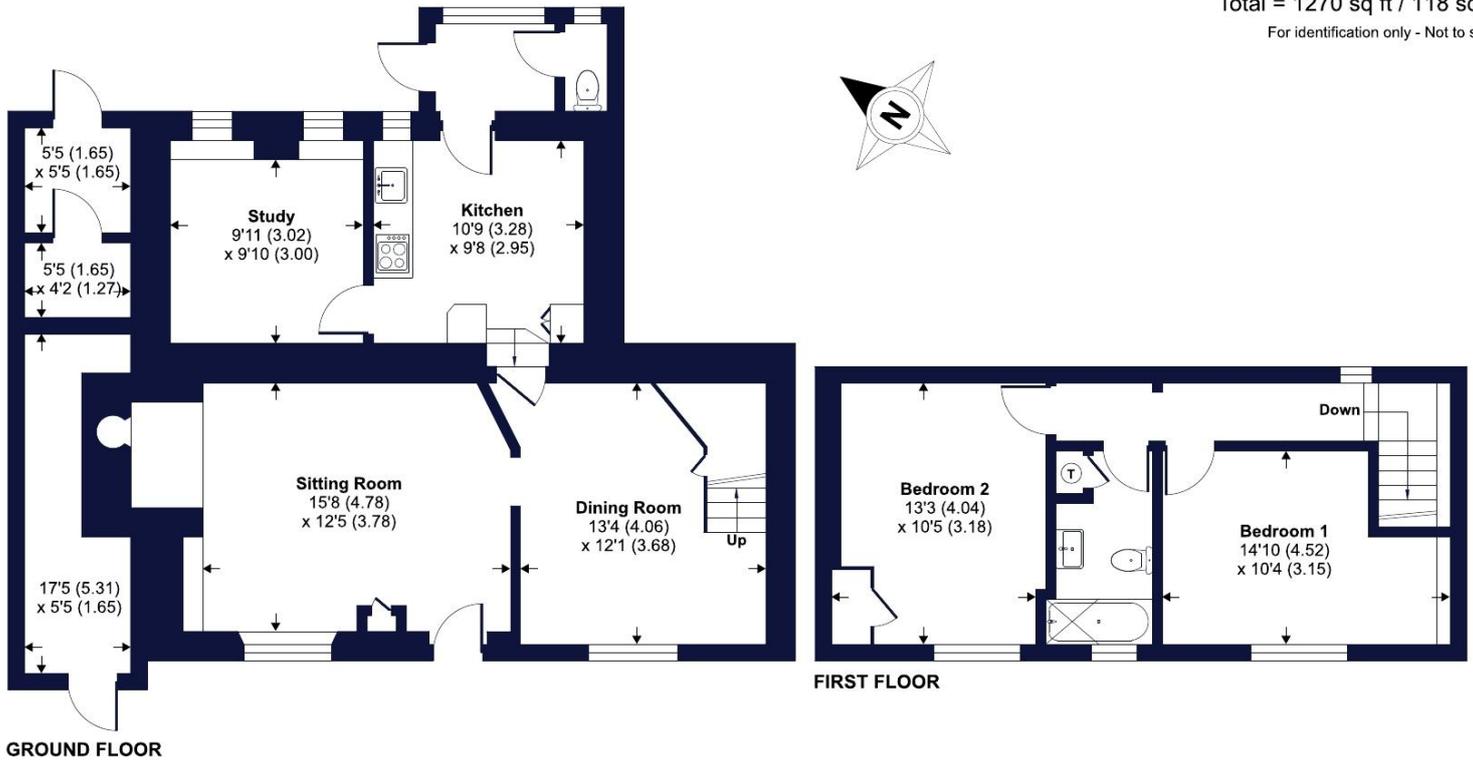
Wayside, Frost, Morchard Bishop, Crediton, EX17

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



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

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	93
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
Not energy efficient - higher running costs	51
G (1-20)	
England, Scotland & Wales	EU Directive 2002/91/EC

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