



## 3 Chapel Street, Morchard Bishop, EX17 6NP

Guide Price £245,000

Located in a quiet, tucked away position within the popular and quintessential village of Morchard Bishop, 3 Chapel Street is a lovely three-bedroom Grade II Listed terraced cottage providing charming and well-presented accommodation.

**Winkworth**

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Introducing this delightful Grade II Listed thatched cottage situated within a sought-after village and within walking distance of many amenities including the thriving village pub, primary school, doctors surgery and local shops. Internally, the accommodation is presented in very good order throughout benefitting from well-appointed living space and fantastic rural views.

As you enter the property, there is a large entrance porch leading into the sitting / dining room which features a fireplace with wood-burning stove and bread oven as well as engineered oak flooring. There is a charming kitchen which enjoys an outlook over the gardens and is well-appointed with ample cupboard and drawer space, block style worktops and ceramic Belfast sink as well as integrated appliances including a hob and oven, fridge freezer and washing machine.

On the first floor, there are three bedrooms, with two of them enjoying original exposed floorboards just adding to the character and charm of the property. Also on the first floor is the family bathroom which comprises a panelled bath with shower over, low level WC and wash basin.

Outside, the gardens are a real feature of the property which back onto open farmland providing a wonderful outlook and setting. The garden is laid mostly to lawn and bordered by a variety of mature shrubs and trees giving a great deal of

privacy. Additionally, there is a workshop / outbuilding that offers fantastic versatile use for any potential buyer. The space is currently being used as a home office / work area but would make an ideal annexe, gym or studio.

**DIRECTIONS :** From Crediton, proceed on the A377, go through Coplestone staying on the A377 towards Morchard Road. On reaching Morchard Road turn right by the Devonshire Dumpling, signposted Morchard Bishop. Proceed for about 2 miles towards the village and park on Fore Street. The turning for Chapel Lane is on the left after The London Inn with No.3 accessible from either end of the lane.

**COUNCIL TAX:** Band B - Mid Devon 2023/24 - £1,742.48  
**SERVICES:** Mains Electric, Water, & Drainage.  
**BROADBAND:** Super-Fast Fiber Broadband Enabled  
**HEATING:** Solid Fuel

**MOBILE SIGNAL:** Limited Coverage With Certain Providers

**LISTED:** Grade II  
**TENURE:** Freehold.

**NOTE:** The wood burning stove powers the immersion tank and the radiators throughout the house.

There is no private parking with the house, however ample parking is available on roadside in village.





#### AT A GLANCE:

- Delightful Grade II Listed Cottage
- Three Bedrooms
- Solid Fuel Heating
- Fireplace & Woodburner
- Useful Outbuilding / Home Office
- Rear Garden Backing Onto Fields
- Quiet & Secluded Location
- Close To Local Amenities

#### PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, water and drainage.

# Chapel Street, Morchard Bishop, Crediton, EX17

Approximate Area = 840 sq ft / 78 sq m

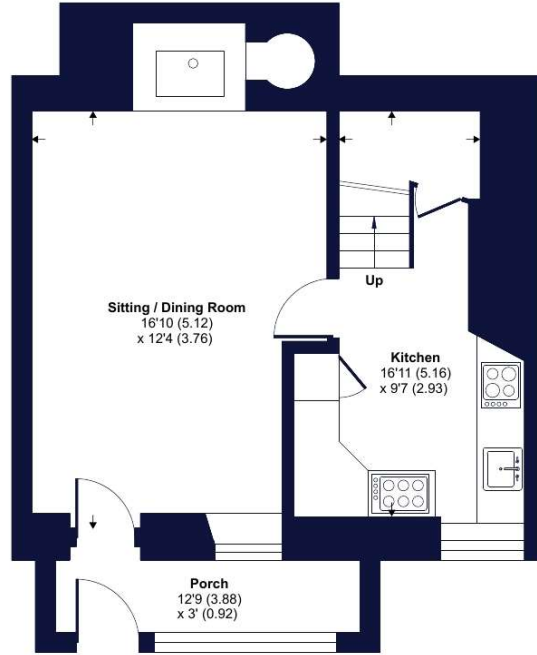
Outbuilding = 194 sq ft / 18 sq m

Total = 1034 sq ft / 96 sq m

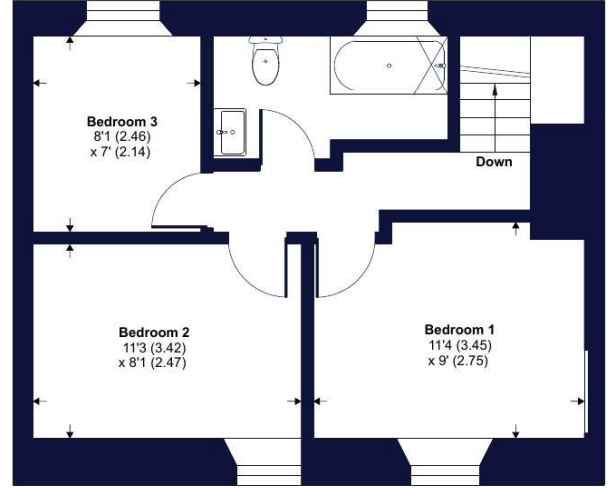
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OUTBUILDING



GROUND FLOOR

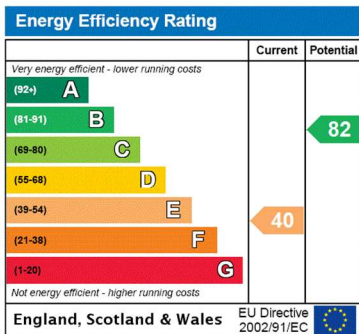


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1093646

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