



---

## Pump Cottage, Morchard Bishop, Crediton, EX17 6SQ

Guide Price £575,000

An individual detached residence set in idyllic countryside just outside a sought-after village.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)



Situated in the tranquil hamlet of Oldborough, just a mile from the highly regarded village of Morchard Bishop, Pump Cottage presents a rare opportunity to acquire a beautifully appointed detached country home with generous gardens, characterful interiors, and fantastic family accommodation.

Constructed in the late 1990s, this delightful property offers the charm and style of a traditional Devon farmhouse while delivering the comfort and reliability of a more modern build. The cottage enjoys a wonderfully peaceful and private position yet remains easily accessible to Crediton and Exeter.

Inside, the accommodation is deceptively spacious, thoughtfully arranged, and full of charm. A wide slate-roofed entrance porch opens into a generous entrance hall which doubles as a study area, with exposed wood floors and timber beams. From here, glazed double doors lead to a stunning 25-foot dual-aspect living room, a true centrepiece of the home, featuring a magnificent brick-built inglenook fireplace with oak beams and a cast iron woodburning stove. French doors open to the garden.

At the heart of the home lies a large farmhouse-style kitchen/dining room, perfect for family living and entertaining. Fitted with a quality range of oak-fronted units and complemented by a deep Belfast sink and solid oak worksurfaces, this sociable room opens directly onto the rear garden through double doors. A useful utility room adjoins, housing the oil-fired boiler and providing internal access to the attached garage.

Also on the ground floor is a cloakroom with WC and basin.

Upstairs, the spacious landing leads to three well-proportioned bedrooms. The master bedroom enjoys dual-aspect views over the

gardens and surrounding countryside, and benefits from a private en-suite bathroom with period-style fittings. Two further bedrooms are served by a separate family shower room.

Heating is provided by oil-fired central heating, as well as Air to Air Heat Pumps which provide heating and cooling. The property is served by mains water and private septic tank drainage. In addition, there is a natural well on site, currently used for garden watering.

Outside, Pump Cottage sits within beautifully maintained level gardens of approximately 0.3 acres. The grounds are a real highlight, with extensive lawns, well-stocked borders, a productive vegetable garden, and a paved terrace offering several spots to relax and enjoy the surroundings. A charming Swiss-style summerhouse sits to one side.

To the front of the property, a wide gravelled drive provides ample off-road parking for five vehicles and leads to a larger-than-average attached garage, equipped with power, lighting, loft storage, and a pedestrian door to the rear garden. Discreetly tucked behind the garage is a practical area housing the oil tank and bin storage.

#### Directions

From Crediton, take the A377 towards Barnstaple for about 6 miles, turning right at Morchard Road signposted Morchard Bishop. Continue for 1.8 miles before bearing right at Jane Ways Grave cross (signed Oldborough and Newbuildings). Proceed for a short distance to Oldborough Cross, then turn right. Pump Cottage is the second property on the right.



## AT A GLANCE:

- Detached Family Home
- Three Bedrooms
- Oil Fired Central Heating
- Beautifully Presented Accommodation
- Fantastic Gardens Extending to 0.3 Acre
- Large Driveway With Ample Parking
- Garage With Lighting & Power
- Sought After Village Location

## PROPERTY INFORMATION:

COUNCIL TAX: Band E  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electric & Water  
DRAINAGE: Private Drainage (Septic Tank)  
BROADBAND: Superfast Broadband Available  
MOBILE SIGNAL: Coverage With Certain Providers  
HEATING: Oil Fired Central Heating  
LISTED: No  
TENURE: Freehold  
CONSERVATION AREA: No  
FLOOD RISK: Very Low



Ground



Floor 1

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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.

**Winkworth**

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)