



Hope Cottage, 4 Chulmleigh Road, Morchard Bishop, EX17 6NZ

Guide Price £350,000

Nestled in the picturesque village of Morchard Bishop, Hope Cottage is an enchanting three double bedrooomed terraced property that offers a unique blend of historical charm and modern potential.

Winkworth

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With its quintessential thatch roof and a wealth of character features, this delightful home is perfect for those seeking a countryside home with the opportunity to add their personal touch. Hope Cottage is full of character and charm and offers a great opportunity for modernisation.

Located in the heart of Morchard Bishop, Hope Cottage offers a peaceful village setting with easy access to local amenities and transport links. The village is known for its community spirit and scenic countryside, making it a desirable place to live. Local shops, schools, and traditional pubs are all within walking distance. This lively village also hosts a multitude of community activities and events.

The property features well-appointed and spacious accommodation throughout with three very good sized bedrooms and a large living room with feature fireplace, perfect for relaxing evenings.

The kitchen / dining area includes a range of base and wall units and the dining area has plenty of space for a large table, ideal for family meals.

The very large enclosed garden is an outstanding feature, filled with ornamental shrubs and a variety of fruit trees offering a peaceful space for gardening and outdoor

activities. It also includes a separate garden room, suitable for use as a home office or studio.

The area also boasts excellent schools, making it an ideal location for families. With easy access to major roads and nearby towns, Morchard Bishop is well-connected, allowing you to enjoy village life while still being within reach of Exeter, Crediton, and other surrounding areas.

The property is in a high risk area for surface water flooding. There has been no reported issues of flooding within the property.

There is ample on road parking available in the vicinity but no allocated parking.

PLEASE NOTE: 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 Landmark 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:

Charming Terraced House
Three Generous Bedrooms
Electric Heating & Woodburner
Spacious & Characterful Accommodation
Large Enclosed Gardens
Garden Room
Sought After Village Location
No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach.
MOBILE SIGNAL: Coverage May Be Limited
HEATING: Electric & Woodburner With Back Boiler
LISTED: No
TENURE: Freehold
CONSTRUCTION: Believed to be cob under thatch roof

Chulmleigh Road, Morchard Bishop, Crediton, EX17

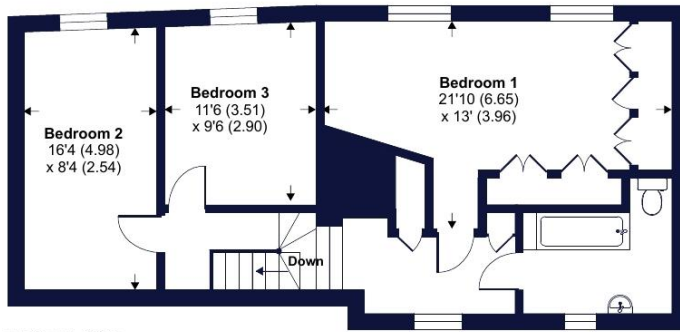


Approximate Area = 1362 sq ft / 143.9 sq m

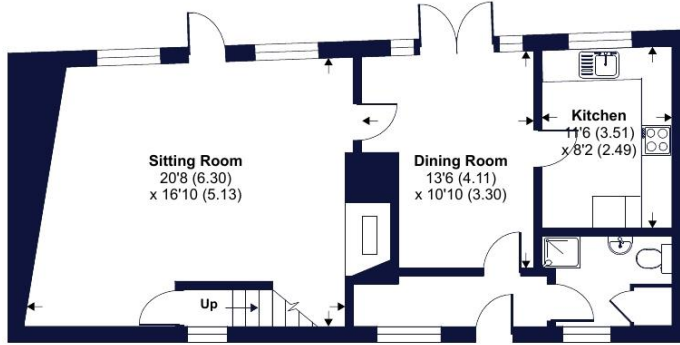
Outbuilding = 188 sq ft / 17.5 sq m

Total = 1550 sq ft / 143.9 sq m

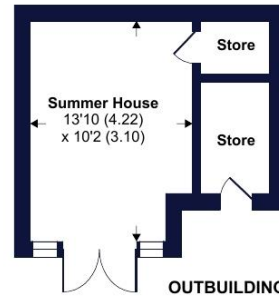
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1160483

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
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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