



Knightstone House, Morchard Bishop, Crediton, EX17 6RX

Guide Price £750,000

A rare opportunity to acquire a fantastic smallholding; in a rural location with paddock and views over farmland and Dartmoor.

Winkworth

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Knightstone House is a substantial detached house set in an idyllic and secluded rural location with outstanding views over countryside and towards Dartmoor National Park. The house has a wealth of character and charm including exposed beams and an inglenook fireplace in the sitting room.

This three bedroom detached farm house offers flexible living accommodation and bedroom space, the accommodation briefly comprises, master bedroom with en-suite and newly fitted bathroom, two additional bedrooms, open plan kitchen/breakfast room which has only recently been fitted which also includes a stunning Rayburn. Ground floor WC, sitting room, dining room and conservatory, Outside - Established gardens. garage. Stable block and Paddock.

Outside to the rear of the property you have a lovely enclosed garden taking advantage of the stunning countryside views and a double garage with additional off road parking across the lane.

Across the lane is an orchard, nature pond, open paddock, a private well and stable block. In total approximately 1.3 acres.

The property is a fantastic opportunity for someone looking for a smallholding or wanting a more rural lifestyle with outside space in the country, yet close by to amenities.

SITUATION

Located on the outskirts of Morchard Bishop, which has a thriving community which includes a primary school, shop, public house, sports club and church. The market town of CREDITON (7 miles) has a more extensive array of amenities and facilities including two supermarkets, shops, a bank, medical centre and recreational centre. There is also good schooling in the town. CREDITON has a railway station on the Tarka line between Exeter Barnstaple and Okehampton.

Directions - What three words - Search

[///privately.thighs.jeep](http://privately.thighs.jeep)

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 an external company 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:

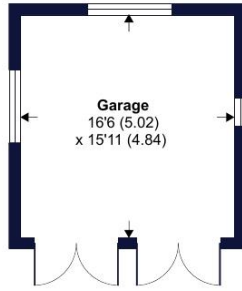
Three Bedroom Detached Farmhouse
Modern Fitted Kitchen/Breakfast Room with Rayburn
Newly Fitted Bathrooms
Enclosed Rear Garden
Paddock and Additional Garden Approximately 1.3
Acres
Off Road Parking And Double Garage
Fantastic Views Across Countryside and Dartmoor.

PROPERTY INFORMATION:

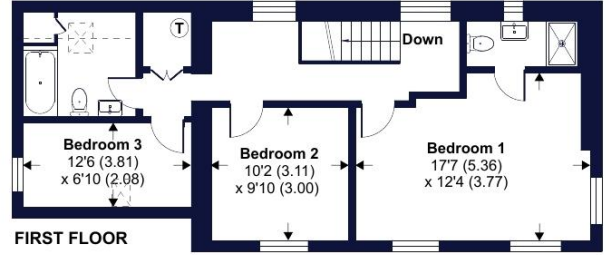
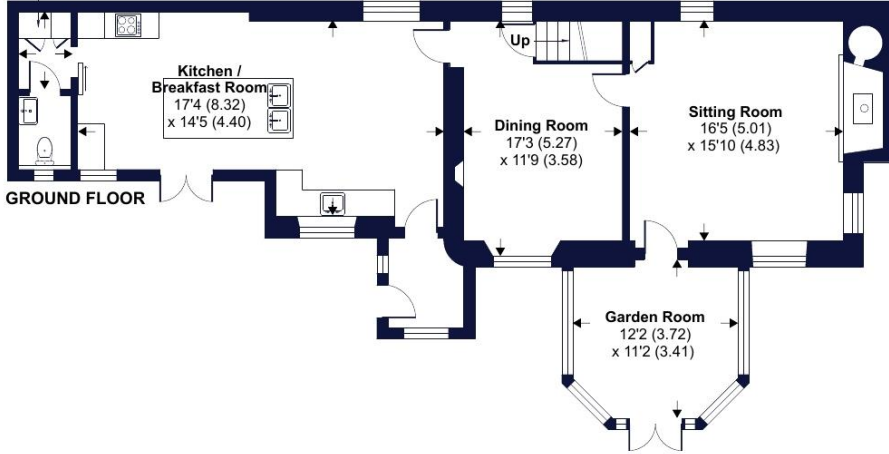
COUNCIL TAX: Band E
SERVICES: Mains Electric, Oil , Drainage – Septic tank
and private water.
BROADBAND: Standard Broadband Available. FTTC
(Fibre to the Cabinet). Checked on Openreach April
24.
MOBILE SIGNAL: Likely to get good coverage with
most providers
HEATING: Oil Central Heating
TENURE: Freehold
CONSTRUCTION – Believed to be Cob.

Morchard Bishop, Crediton, Devon, EX17

Approximate Area = 1743 sq ft / 161.9 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 261 sq ft / 24.2 sq m
 Total = 2021 sq ft / 187.6 sq m
 For identification only - Not to scale



Utility
 5'9 (1.74)
 x 3'10 (1.17)



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1111758



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	45	
(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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