



## Morchart Bishop, CREDITON, EX17 6SJ

Offered with no onward chain is this substantial semi-detached period cottage situated in a pleasant rural setting and surrounded by open countryside just outside the village of Morchart Bishop.

**Winkworth**

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The cottage offers sizeable four bedroom accommodation, whilst still retaining a wealth of character features, including exposed ceilings beams and two inglenook fireplaces. Any buyer will probably wish to make some improvements and alterations but the property has great potential and scope to do so subject to the necessary planning.

Internally, the accommodation briefly comprises an entrance hall with separate entrances to a utility room leading through to the integral garage which has lighting and power, and another entrance to the sitting room. There is a second reception room / dining room, with an inglenook fireplace as well as a door to the front garden and another door which leads through to the kitchen. On the first floor, there are four bedrooms, one with an en-suite as well as a further family bathroom.

Outside, the property enjoys a large plot which includes two areas of garden. There is an enclosed level area of lawn to

the front which is bordered by a stone wall and hedging. The second area of garden is located to the side, and again, enjoys a mostly level and lawned area with mature shrubs and trees and backs onto open countryside.

The property is accessed via a track and is located within the grounds of a working farm.

**DIRECTIONS:** From our High Street office follow the A377 towards Morchard Road. Upon entering Morchard Road, take the right hand turning towards Morchard Bishop and follow the road up Swannywell Hill. Take the second lane on your right sign posted Southcott Farm and the property will be found down the lane on your right.





**AT A GLANCE:**

- Substantial Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- LPG Gas Central Heating
- Spacious Accommodation
- Abundance Of Character Features
- Large Enclosed Gardens
- Lovely Rural Setting

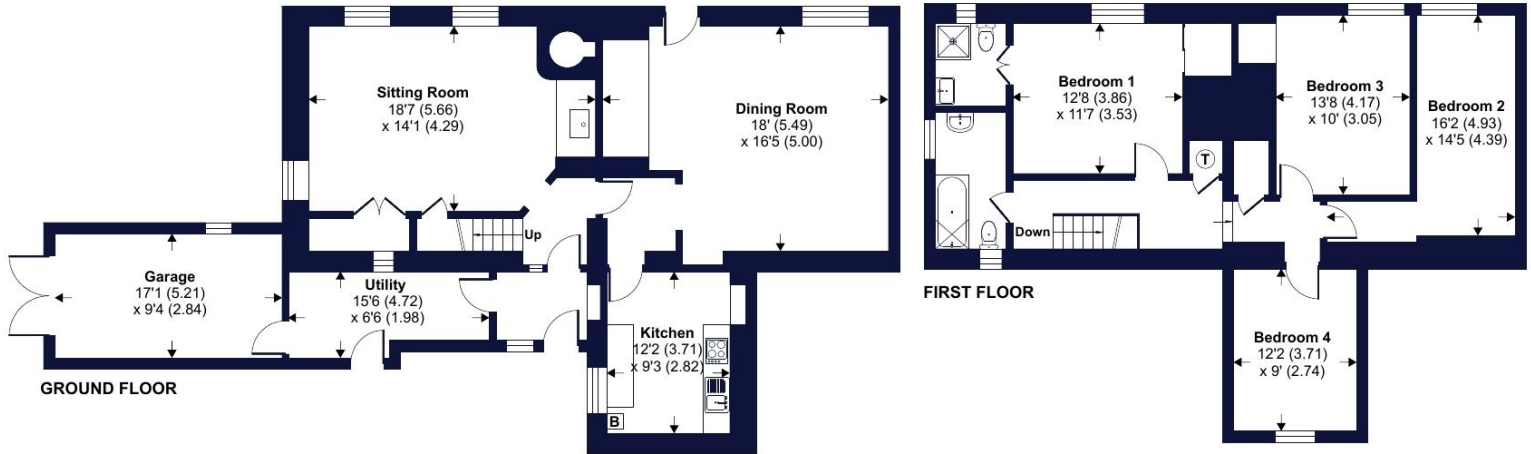
**PROPERTY INFORMATION:**

- Freehold
- Council tax Band: D
- Mains Electric and Water, LPG Gas, Septic Tank

# Northcott Cottage, Morchard Bishop, Crediton, EX17

Approximate Area = 2070 sq ft / 192.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 963016

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