

Old Rectory Gardens

Morchard Bishop, Crediton, Devon, EX17 6PF

Offers in the region of £450,000

Bradleys ESTATE AGENTS

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Description

A fantastic opportunity to purchase a good size village home in a private, tucked away position. Boasting four bedrooms with master en-suite, three reception rooms. kitchen, shower room and conservatory as well as lovely gardens, the property makes a very comfortable home in an enviable position.

The front door opens to the entrance/inner hall with built in store cupboards and access to the sitting room with a large window to the front and a walkthrough to the cosy living room with a stone open fireplace, double doors to the conservatory and a walk through to the dining room with a staircase to the first floor and walk through to the kitchen. Fitted with wall and base units, the kitchen also has fitted electrical appliances and a door to the rear garden. The hallway also gives access to three ground floor bedrooms and shower room. The first floor landing gives access to eaves storage and to the master bedroom with built in wardrobes to one wall and to the en-suite bathroom.

Outside a brick paved driveway/turning area gives access to the garage, the front door and the conservatory. The front gardens are laid to lawn with shrub borders while the rear garden has a patio adjacent to the rear of the property, lawn, shrub borders and a summerhouse.

Location

Morchard Bishop is one of the larger parishes in the county lying east of the A377 Exeter/Barnstaple road and north west of Crediton. It nestles comfortably in the very heartland of Devon, midway between the north and south coast and sitting between the two great Moors, Dartmoor and Exmoor. The village is surrounded by hilly, unspoilt countryside, yet is within easy travelling distance of Crediton, the City of Exeter and Tiverton. The village is well served by local regular buses to Crediton and Exeter and is three miles from Morchard Road station on the Barnstaple to Exeter Tarka line.





Directions

What3Words: ///coverage.jumbled.dreamers

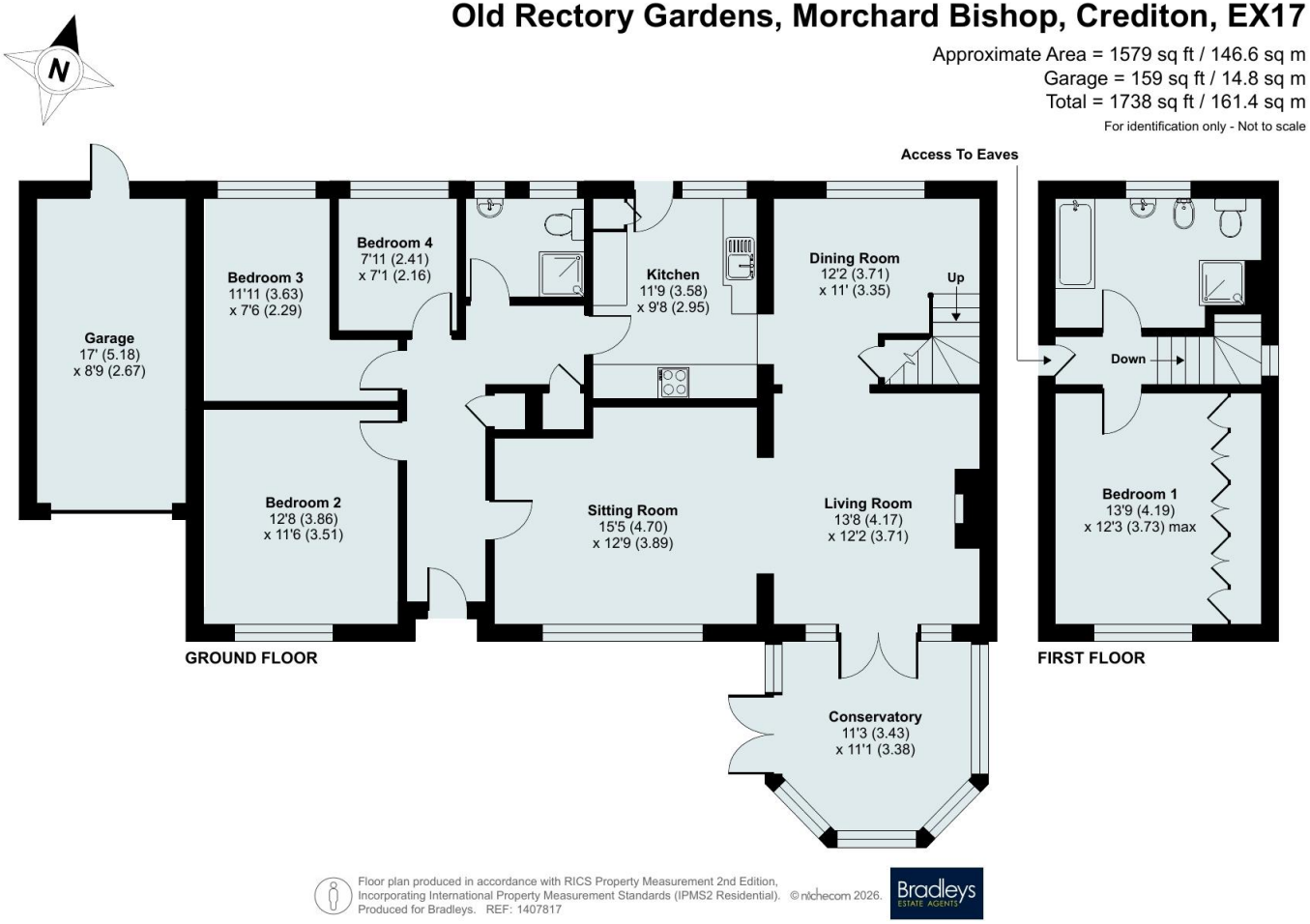
Material Information

- EPC Rating: D
- Freehold
- Mains electricity, water and drainage
- Oil fired central heating and hot water
- Mid Devon District Council - Band E
- Parking: Garage and driveway parking



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Approximate Area = 1579 sq ft / 146.6 sq m
Garage = 159 sq ft / 14.8 sq m
Total = 1738 sq ft / 161.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1407817

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