

10 Chulmleigh Road, Morchard Bishop, EX17 6NZ

Guide Price **£250,000**

10 Chulmleigh Road

Morchard Bishop, Crediton

- End terrace cottage
- Quiet village location
- Beautiful large cottage garden
- Timber garden lodge
- Chicken coop & vegetable beds
- 2 Double bedrooms
- Modern kitchen extension
- Walk to pub & shop
- Lively village community



This characterful three-storey cottage has a surprisingly special feature beyond its traditional interior – a south-facing rear garden that has been thoughtfully developed into a series of spaces for relaxing, entertaining and growing. With a stream crossed by its own decking bridge, several seating areas, a substantial insulated log cabin and areas for chickens and vegetables, the garden is very much part of the way of life here.

The cottage itself has a welcoming lounge with exposed beams and an ornate fireplace, while the kitchen has been extended to the side to create a bright space with a vaulted ceiling, Velux windows and patio doors opening onto the garden. It has grey fitted and freestanding units, solid wood worktops, a composite sink, oven and four-ring induction hob.

The first floor has a double bedroom with built-in storage and a bathroom with bath and shower over, together with a deep-set window seat overlooking the garden. The top floor provides a further attic-style double bedroom, with exposed beams and useful storage tucked into the eaves.







Outside, steps lead down through raised beds to the timber decking bridge crossing the stream and into the main garden, which is largely lawned and arranged with several sunny seating areas. The substantial insulated log cabin has UPVC double glazing, a covered veranda, double stainless-steel sink with running water and a separate shower room with WC, basin and electric shower. It offers excellent flexibility as a home office, hobby space, entertaining room or guest accommodation. The garden leads to open countryside with views down through the valley.

There is also a well-maintained large chicken coop, raised vegetable beds, composting area with an apple tree, while a rear patio provides a lovely spot to catch the evening sun. Beneath the house is a large underground storage area, adding further useful space.

The property has UPVC double glazing throughout, mains water and drainage, and a modern Samsung air source heat pump. Not Grade II listed, the cottage combines traditional character with a remarkably versatile garden, making it particularly appealing to anyone who values outdoor living, growing their own and having useful space away from the main house.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2006.13

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Air source central heating

Construction: Cob/Stone

Listed: No

Construction: Cob/Stone

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS

From the A377 at Morchard Road, take the road up to the village, bear left at the war memorial and continue around to Chulmleigh Road. The cottage is the last on the row on the left.

For Sat Nav: EX17 6NZ

What3Words: ///expires.spend.adjusting





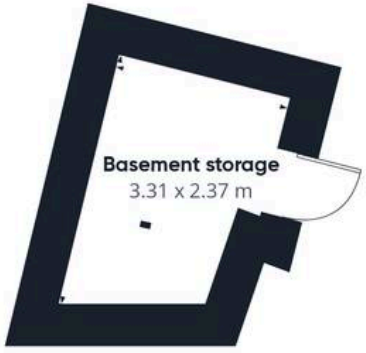




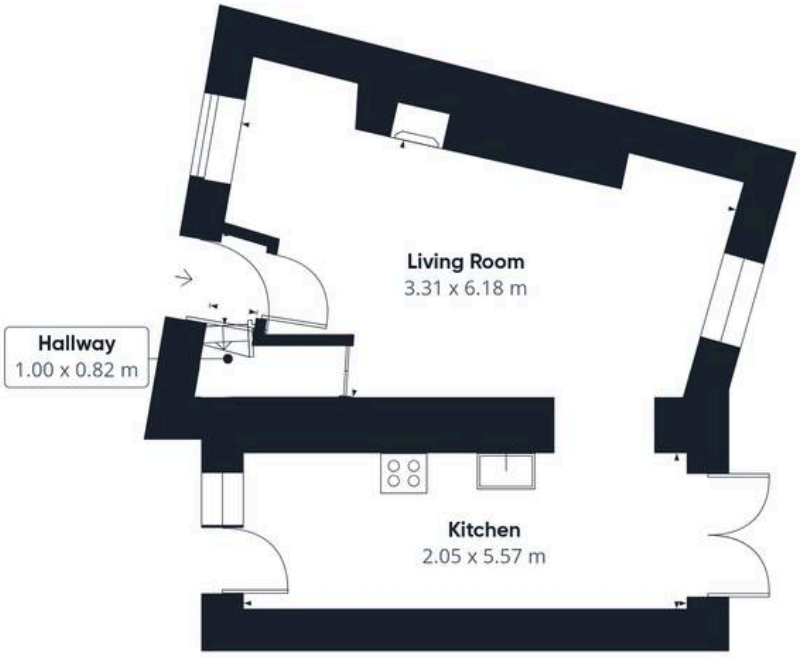




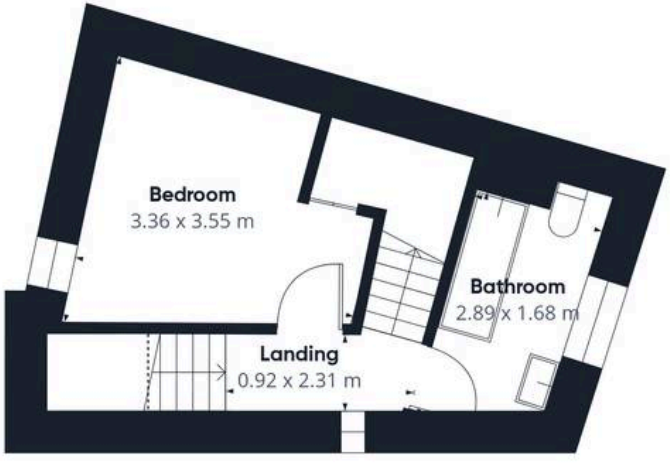




Floor -1 Building 1

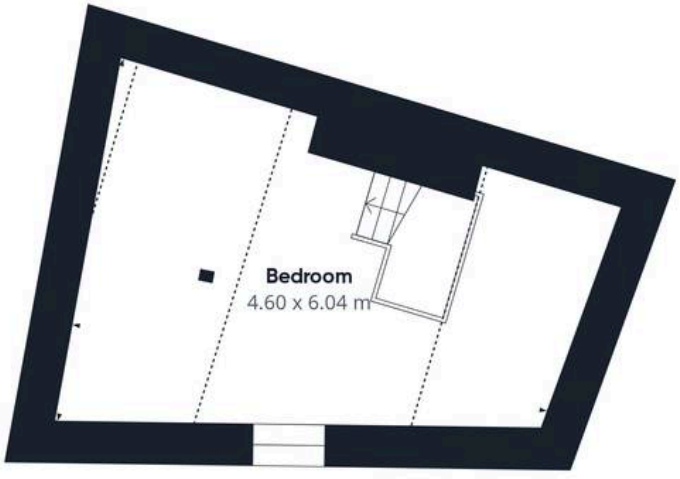


Floor 0 Building 1





Floor 1 Building 1



Floor 2 Building 1

HELMORES
SINCE 1499

Approximate total area(1)

80.9 m²

Reduced headroom

14.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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