

Bramley House

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Morchard Road, Crediton, Devon, EX17 5LH

Crediton (6.5 miles), Morchard Road station (0.2 miles), Exeter (15 miles)

A superbly presented detached home enjoying a peaceful semi-rural setting with far-reaching views

- Delightful detached family home
- Semi-rural position
- Superb principal suite with private balcony
- Attached double garage
- Freehold
- Spacious and versatile accommodation
- Additional land available subject to separate negotiation
- Approximately 1.1 acre gardens
- Excellent natural light throughout
- Council Tax Band: F

Guide Price £650,000

SITUATION

Morchard Road is a small and friendly hamlet, home to a station on the Tarka Line, providing convenient rail links and situated approximately 2.6 miles from the popular village of Morchard Bishop.

Morchard Bishop is a thriving community with a strong village spirit and an excellent range of amenities, including an award-winning general store and café, parish church, well-regarded primary school (rated Good by Ofsted), public house, garage, sports club, tennis court, and doctor's surgery.

The nearby market town of Crediton (6.5 miles) and the larger town of Tiverton (16.5 miles) both offer a wider selection of shops, services, and educational facilities, including state and independent schools.

Further afield, the historic cathedral and university city of Exeter, easily reached by train from Morchard Road or Lapford stations, provides an extensive range of cultural, recreational, and commercial amenities befitting its regional importance. Exeter also benefits from excellent transport connections, including mainline rail services to London Paddington and Waterloo, and Exeter International Airport.

DESCRIPTION

Bramley House is a delightful detached family home, enjoying a semi-rural position with enviable views across the rolling Mid Devon countryside. Constructed of brick with attractive timber cladding, the property offers spacious and versatile accommodation arranged over two floors, including four double bedrooms and impressive open-plan living areas on both levels.

Attached to the house is a double garage, offering excellent potential for conversion (subject to the necessary consents). The beautifully maintained gardens, extending to approximately 1.1 acres, provide the perfect setting for this charming countryside home.







ACCOMMODATION

A covered porch opens into an inviting entrance hallway with a striking central atrium, featuring partially vaulted ceilings and a staircase rising to the first floor. To the right lies a versatile dual-aspect office or fifth bedroom, while opposite, an impressive open-plan kitchen/dining room forms the heart of the home. This well-appointed space is fitted with a range of wall and base units, integrated appliances, and a breakfast bar. Two sets of French doors open onto separate paved terraces, each perfectly positioned to take full advantage of the delightful south-westerly views over the gardens. Adjoining the kitchen is a useful utility and boot room, complete with WC and direct access to the attached double garage. An archway from the central hallway leads through to a beautifully proportioned sitting room, boasting vaulted ceilings and French doors opening onto the terrace, an ideal space for relaxation or entertaining. Beyond the sitting room are two double bedrooms, both enjoying en suite facilities, one with a bath and the other with a shower room.

Stairs rise to a spacious first-floor landing, which includes a cloakroom/WC and a further double bedroom with an en suite shower room. The principal bedroom suite is particularly impressive, featuring a walk-in dressing room, a family bathroom, and glazed doors opening onto a private balcony. Completing the accommodation is a magnificent vaulted sitting room with an exposed brick fireplace housing a woodburner. Expansive glazed doors open onto a balcony, providing superb views across the gardens and surrounding countryside.

GARDENS AND GARAGING

A private driveway leads to a generous parking area and an attached double garage, providing ample space for vehicles and storage. Lawns extend to either side of the property, giving way to the delightful south-west facing gardens. These feature multiple paved terraces, perfect for outdoor dining and entertaining, and a lower lawn with steps rising to substantial landscaped gardens planted with a variety of mature shrubs and specimen trees. On the far side of the property are two useful external rooms, currently utilised for garden machinery and general storage, offering excellent flexibility for a range of uses.

SERVICES

Mains water and electricity
Private drainage - Sewage treatment plant (STP) shared with 2 other properties
Oil central heating - Underfloor heating on both the ground and 1st floor
Superfast broadband
Local Authority - Mid Devon
Council Tax Band - F

AGENTS NOTE

The property benefits from a right of way over the initial section of the driveway.

DIRECTIONS

From Crediton take the main A377 road towards Barnstaple for about 4 miles until arriving in Copplestone. Stay on the main road, and pass through the traffic lights at the railway bridge, and carry on the A377 to Morchard Road. taking the left onto Union Hill. After 400 yards take the first right onto a private road. The driveway to property will be on the left.
What3words - sleeping.exits.lipstick

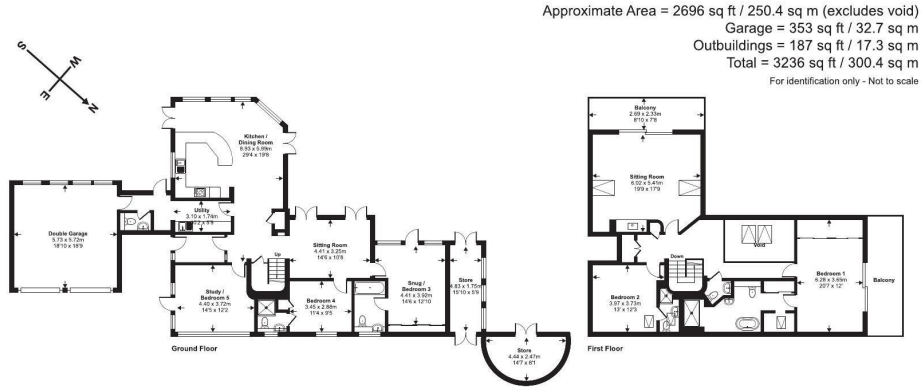




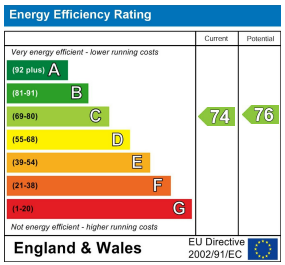


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