



Bramley House and Development





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Morchard Road, Crediton, Devon, EX17 5LH

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

A delightful family home with 1.77 acres and a barn with planning consent for conversion into a 3 bedroom bungalow.

- Delightful detached family home
- Semi-rural position
- Attached double garage
- Planning permission for an additional dwelling
- Freehold
- Spacious and versatile accommodation
- Superb principal suite with private balcony
- Land amounting to 1.77 acres
- Annexe potential
- Council Tax Band: F

## Guide Price £900,000

### 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. To the side of the main house is a detached barn with planning permissions for a erection of a separate 3 bedroom dwelling. The land amounts to approximately 1.77 acres.





**THE HOUSE**

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.

**LAND**

The land comprises a field with road frontage. In total the land extends to approximately 1.77 acres.

**BARN - PLANNING PERMISSION**

The present Owners have secured full planning approval (Mid Devon District Council - Ref 25/00627/FULL) for the erection of a dwelling and associated works following the demolition of the barn and ancillary buildings utilising the Class Q fallback position. For further details and conditions please speak to the Agent.

**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.

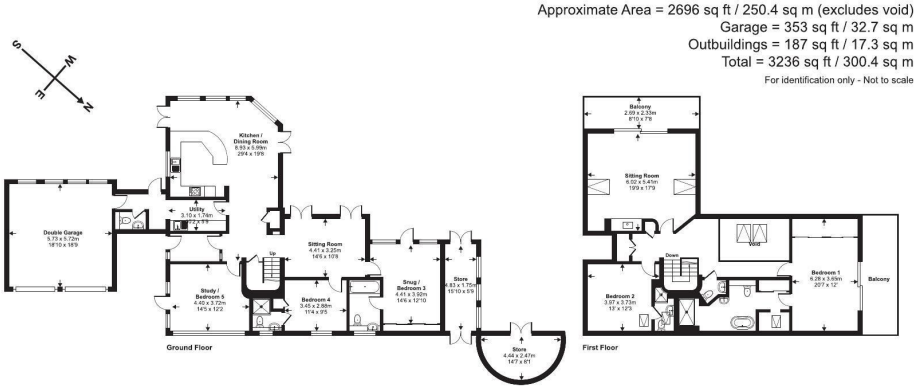
**DIRECTIONS**

From Crediton take the main A377 road towards Barnstaple for about 4 miles until arriving in Coplestone. 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





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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