



Alva Glen, Morchard Bishop, Devon

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BNP PARIBAS GROUP



# Alva Glen, Morchard Bishop, Devon EX17 6SQ

An attractive three-bedroom family home set on a sizeable plot with far reaching countryside views. Further land available by separate negotiation.

Morchard Bishop 0.8 miles, Morchard Road station 2.0 miles (30 minutes to Exeter St. David's), Crediton 5.5 miles, Tiverton 14.5 miles, Exeter 13.5 miles, M5 (Jct 31) 19.0 miles

Sitting room | Dining room | Kitchen | Utility Cloakroom | Three bedrooms | Family bathroom Double garage | Garden | Further land available by separate negotiation | EPC rating F

## The property

Alva Glen is a well-appointed detached family home, set in a superb position in the heart of the Mid Devon countryside. The property offers three bedrooms and light, airy accommodation while outside there is a sizeable south-facing garden, which takes advantage of the elevated position to afford impressive views across the surrounding countryside. There is also significant potential for extension of the current accommodation, subject to the necessary consents with the property also being offered with additional land available by separate negotiation.

A bright entrance hall leads through to the spacious sitting room which has a feature fireplace and a dual-aspect providing a wealth of natural light. Across the hallway in a semi open-plan layout there is a dining room and a kitchen providing further light-filled accommodation through a triple-aspect. The kitchen has fitted units to base and wall level and worktop space with the neighbouring utility room providing further space for appliances and home storage as well as a useful cloakroom.

Upstairs there are three double bedrooms of similar proportions with the front two bedrooms affording wonderful views over the surrounding landscape. Also on the first floor is a family bathroom with an over-bath shower.

## Outside

A sweeping driveway leads from the road to the front of the house where there is ample parking space for multiple vehicles as well as access to the integrated double garage. The property lies on a good-sized plot with a large wrap-around garden that is mainly laid to lawn providing exceptional elevated views towards Dartmoor. An additional 4.6 acre paddock opposite the property is available by separate negotiation.

## Location

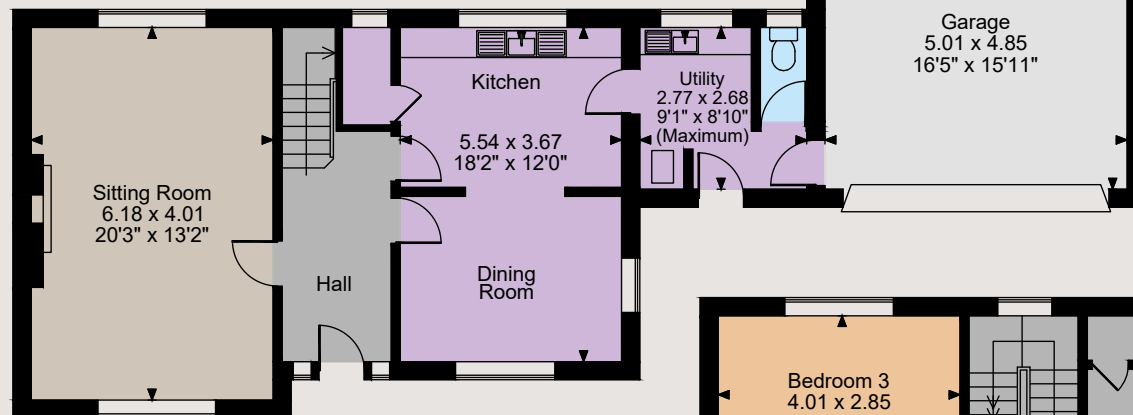
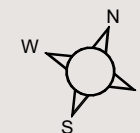
The property is situated in the small village of Oldborough, close to Morchard Bishop in the beautiful Mid Devon countryside. The property lies between the National Parks of Dartmoor and Exmoor where the opportunities for outdoor pursuits are abundant including superb walking, cycling and riding. The Two Moors Way is also close by offering miles of unspoilt countryside to explore. Morchard Bishop provides several local amenities including a primary school, A doctors surgery, a local shop and a village pub, while the bustling town of Crediton, five miles away, has a number of shops, supermarkets, cafés, restaurants and leisure facilities. Exeter is also within easy reach and is the most thriving city in the South West offering a wealth of cultural activities with theatres, a museum and arts centre, as well as a variety of good restaurants and shopping. There is a good range of educational options in the area including Queen Elizabeth's School, Blundell's International School (direct bus service from Crediton), Exeter School, Exeter College and The Maynard School. The A377 provides access towards Exeter, while the A361 leads towards Tiverton to the east, and the M5 motorway beyond. Two miles away, Morchard Road railway station provides services to Exeter St. David's, taking 30 minutes.



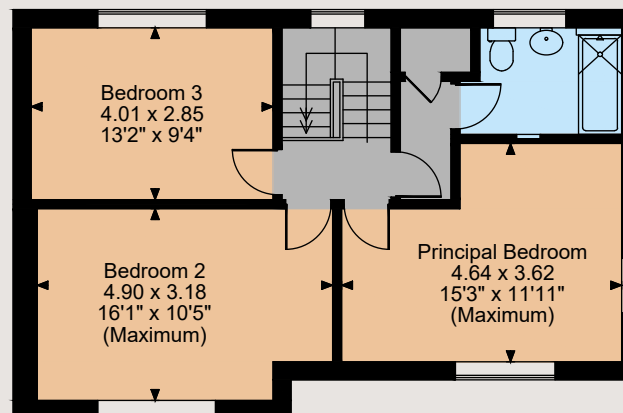




Floorplans  
House internal area 1,290 sq ft (120 sq m)  
Garage internal area 262 sq ft (24 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Exeter, take the A377/Cowley Bridge Road away from the city centre, and continue to follow the A377 for 13 miles, before turning right onto Morchard Road. Continue for 1.7 miles, then turn right onto Oldborough Lane. Turn right at the junction onto Sidborough Hill, and the property will be on the right.

What3Words///functions.cardinal.branded brings you to the property's driveway.

## General

**Local Authority:** Mid Devon District Council

**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

**Council Tax:** Band F

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Offers in Excess of:** £600,000

## Exeter

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