

Helmores entered substantial thatched house into auction sale on 13th March

Helmores, **team** estate agent in Crediton, is delighted to have entered Glebe House - a substantial thatched house on the outskirts of a picturesque Devon village - for sale by auction at the Sandy Park Conference Centre, home to Exeter Chiefs Rugby Club on Tuesday 13th March with bidding starting at 6:30pm.



With a guide price of £275,000 - £300,000, Glebe House offers an incredible amount of space for the price and needs to be viewed to be fully appreciated. This substantial Grade II listed detached thatched house sits on the edge of the quaint village of Morchard Bishop in the very heart of Devon, mid way between the north and south coastlines and sitting between the two great Moors – Exmoor and Dartmoor. The town of Crediton is approximately seven miles away and the City of Exeter around 14 miles.

Glebe House stands high and enjoys a lovely village and rural outlook with the hills of Exmoor in the far distance to the north and views of Dartmoor to the south. The present owners have renovated and restored the house over a number of years and it exudes character with features including exposed wall and ceiling timbers, exposed internal wall stonework and numerous open fireplaces as well as oil fired central heating. With two staircases, the incredibly spacious accommodation would have the flexibility to suit various habitation requirements, such as being occupied by two families. Any alterations would of course be subject to the necessary consents.

A heavy period style front door from the enclosed entrance vestibule leads into the spacious staircase entrance hall with a large walk-in cloaks cupboard and original cobbled floor. In the kitchen/ breakfast room, which is fitted with a range of units in natural wood, is a heavy ceiling beam, exposed wall stone and timberwork and a large brick fireplace incorporating a bread oven with a heavy lintel over housing a solid fuel Aga.



A door from the rear entrance vestibule leads to the garden and there is also a utility room, workshop/ store with potential for other uses and rear hallway. In the dining room is a large open stone fireplace and a window seat. The bathroom is 10'x6'10" and the magnificent living room is 24'6"x18' with two open fireplaces - each with ornate carved timber surrounds -



and two windows overlooking the rear garden with internal shuttering. There is an additional sitting room/ snug with a large open brick fireplace incorporating a bread oven with a heavy Oak lintel, an internal slated seating area, ornamental recesses and an attractive narrow leaded glass window. And in the study is a large open fire in brick and stone with a heavy Oak beam.

A staircase rises to the main semi-galleried landing. A door from here leads to the secondary landing and there is a further door with steps down into the 25'6"x14'9" master bedroom - a large triple aspect room with fine village and country views, ecclesiastical style arched leaded glass window and window seat, two small brick fireplaces with timber surrounds and a range of built-in wardrobes. Two further double bedrooms each have a fireplace as well as a window seat and views.

The secondary landing, with its ecclesiastical style arched leaded window, is overlooked by an attractive gallery and leads to the fourth double bedroom and 16'x10'4" bathroom with a freestanding cast iron bath.

Outside, the driveway leads to a double garage with remote controlled door and a pedestrian gate leads through to an enclosed walled courtyard garden. The private rear garden measures approximately 90'x46' and incorporates a well with flower border, a level lawned area surrounded by hedging and trees and a further paved and lawned area with timber shed. The garden enjoys beautiful views over the adjoining field, village and open countryside beyond with Exmoor in the far distance.



Rob Stoye, partner of Helmores, said: "Glebe House really is a cracking property; it's warm and welcoming with a wealth of character and is of an incredible size. I'm certain that the new owner will be thrilled with his/ her purchase. I would highly recommend viewing the house to fully appreciate its size and charm."

Glebe House is one of two properties entered into the auction by Helmores.

The multi-lot auction will be held at Sandy Park Conference Centre, conveniently located just off the M5 at Junction 30, on Tuesday 13th March. Bidding will start at 6:30pm. Taking the gavel will be Westcountry **team**'s new and highly experienced auctioneer, Richard Worrall.

For further information, for an auction catalogue or to discuss entering your property in the next auction, due to take place on 9rd May, contact Helmores at 111-112 High Street in Crediton on 01363 777999 or to download an auction pack, visit www.theauctionagents.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**'s 'blue sky' image, with transparent **team** logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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