



Robert Williams

SALES | LETTINGS | AUCTIONS

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Guide Price
£590,000
Freehold

Frost Cross
Morchard Bishop
Credton
Devon
EX17 6SE

FOR SALE BY PUBLIC AUCTION (*unless sold previously) ON WEDNESDAY 1 FEBRUARY 2023

An exceptional opportunity to purchase part of Devon's heritage. A substantial, detached, grade II listed former Georgian farmhouse almost untouched for over half a century, together with two holiday letting units, old forge and approximately 5 acre field adjoining.



Key Points

Local Authority: Mid Devon District Council
Council Tax Band: Main house- C. The lets - B
Services: Mains water and electricity, but interested parties should enquire of the relevant public utility concerning connection. Private drainage
EPC Rating: Not applicable
METHOD OF SALE This is a traditional auction and contracts are exchanged on the fall of the gavel. A buyer's administration fee of £2,950 is payable on exchange.* **NOTE** Offers prior to auction will only be considered if the prospective purchaser is in a position to exchange contracts immediately under the auction conditions.

Directions

From Crediton, proceed along the A.377 towards Barnstaple. Proceed through Coplestone. About 3 miles further on, turn right signposted Morchard Bishop. About a quarter of a mile BEFORE Morchard Bishop you will pass Frost Cross. Frost House is to the right of the junction.
From Tiverton, take the B3137 towards Witheridge. Proceed through Nomansland. After about 4 miles fork left onto the B3042. After about a further 4 miles turn left signposted Morchard Bishop. In the village, turn left signposted Newbuildings and Frost House will be found a quarter of a mile along on the left at Frost Cross

Situation & description.....

Located about a quarter of a mile outside the thriving village of Morchard Bishop, in its Conservation Area and the heart of the mid Devon countryside, is this unique property. Ostensibly around two centuries old with possibly older origins, this was once an imposing Georgian farmhouse which has remained largely untouched for many decades.

We understand that the main part of Frost House has not been lived in since 1952. Comprising 3 bedrooms and a bathroom upstairs, there are 3 reception rooms downstairs, a former dairy/kitchen and a pump room. Both kitchen and pump room retain their pumps and peeled wallpaper possibly a century or so old in one of the reception rooms reveals some original painted wood panelling.

The property is divided into two principal units, the adjoining part which has been lived in separately but is an integral part of the whole building. This secondary part has been lived in more recently but has not been decorated or renovated for some decades. It comprises 2 bedrooms, a bathroom, wc and substantial landing upstairs and 2 reception rooms, a kitchen and laundry room on the ground floor.

Attached to the side of Frost House are two individual letting units which are in relatively good decorative order. These both have electric heating. Homedale comprises 2 bedrooms and a bathroom upstairs and a kitchen/living room downstairs. Meadow View has 2 bedrooms and a shower room upstairs and living room with separate kitchen/breakfast room downstairs.

For sale with the house is the Old Forge adjacent to the main dwelling. Constructed primarily of stone, this building is very much as it would have been three quarters of a century ago with some of the old forge workings still intact and a plethora of ancient beams and support work. Adjoining The Forge and a part of the building are two further substantial sections.

All three of the constituent parts of Frost have their own outside areas and there is a fairly large and level garden at the side of the building. To the side of The Forge is a very small orchard and across the road from the house is a further, small enclosed garden. Behind the properties is a substantial and fairly level field, currently pasture, comprising approximately 5 acres with direct access from the public highway. A public footpath runs along the northern boundary. Frost House is a time capsule.

There are virtually no properties left like this in the county which have not been modernised and renovated. It could make one substantial and delightful family dwelling or could continue to be treated as two separate units. Any alterations, renovations or change of use would be subject to planning, listed building and conservation area consent.

Outside Frost House is a minor county road. There is good access to Crediton (about 20 minutes' drive) and Exeter (around 35 minutes). Morchard Bishop has a primary school, shop, public house/restaurant and other village facilities.



Time to find out more...

Call: 01392 204800
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Visit: 2 Southernhay West, Exeter, EX1 2RR



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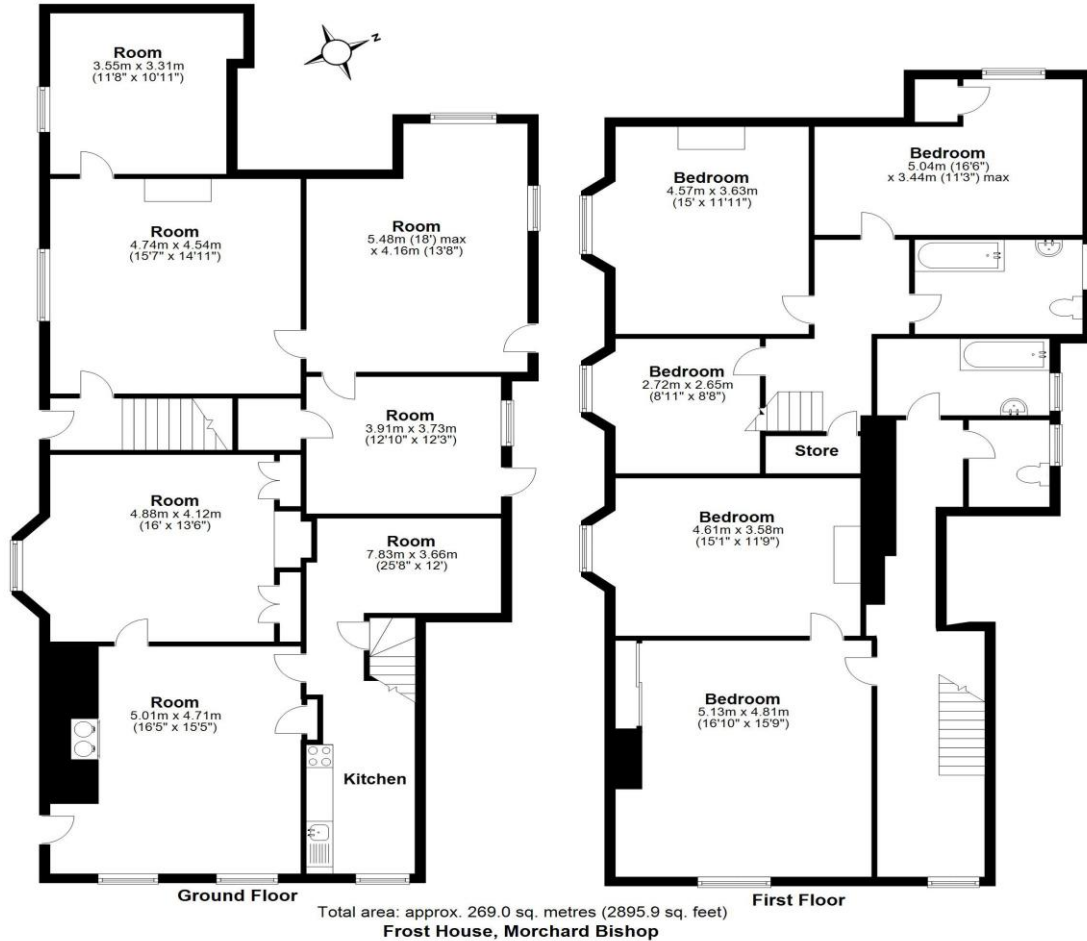
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Please note the floorplan below is for the main house only. Please see online for the floorplans for the 2 letting units.



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

