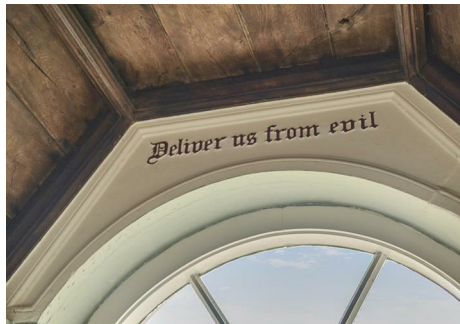


8 Fore Street, Tiverton, Devon, EX16 6LH



Sunday School Cottage, Cruwys Morchard, Tiverton, EX16 8LD

Asking Price £495,000

- No Onward Chain
- Excellent condition
- Spacious sitting room with wood-burning stove
- 4 bedrooms
- Double garage
- Grade II Listed former Sunday School
- Character details throughout
- Kitchen with an oil fired Aga
- Generous gardens
- Rural yet accessible location

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Sunday School Cottage Cruwys Morchard,

A converted Sunday School originally built in 1844, overlooking the attractive Cruwys Morchard estate.



Council Tax Band: E



Set on the edge of Cruwys Morchard — a peaceful hamlet nestled in rolling Devon countryside — this Grade II listed four-bedroom detached house offers period charm, practical features and generous outdoor space.

Inside, the home is rich in character, with exposed beams, stone fireplaces, and mullioned windows throughout. The spacious sitting room features a high ceiling, a woodburning stove, and windows believed to have been made at the historic Heathcoat Foundry in Tiverton — a nod to the area's industrial heritage. The breakfast room leads into a fitted kitchen with oil-fired AGA, while a light-filled garden room offers far-reaching views. Upstairs, four bedrooms are served by a family bathroom and ground floor cloakroom.

A thoughtful detail awaits in the front porch, where the original wording "Give us day by day our daily bread" is etched — a quiet reminder of the home's history and enduring warmth.

Outside, the gardens are a standout feature: a mix of gravelled and paved seating areas, cottage-style planting, and a productive section with raised beds, greenhouse, and shed. A pull-in area and large driveway provide ample parking, leading to a double garage and workshop.

Cruwys Morchard offers a distinctly rural lifestyle, with open fields and quiet lanes, yet the property is far from remote. The nearby village of Witheridge provides everyday amenities, while Tiverton — just a short drive east — offers supermarkets, schools (including Blundell's), and a wider range of services.

For regional and national connections, the A361 North Devon Link Road is easily accessible, linking to the M5 at Junction 27. From there, Tiverton Parkway offers mainline rail services to Exeter, Bristol, and London Paddington. Exeter itself, with its university, airport, and cultural attractions, is within comfortable commuting distance.

This is a home that offers the best of both worlds:

countryside tranquillity without compromising on convenience.

Services:

Mains electricity and water. Oil fired boiler serving hot water and central heating. Private drainage.

Tenure:

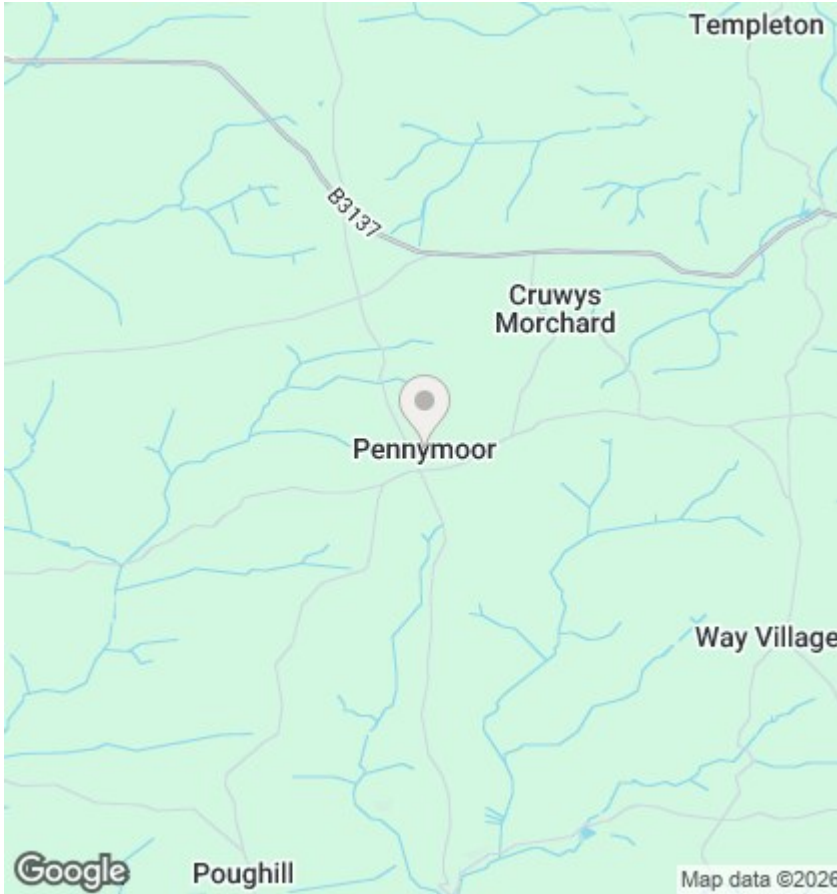
Freehold

Council Tax:

Band E

Local Authority:

Mid Devon District Council - 01884 255255



Directions

Coming from Tiverton, take the B3137 (Longdrag Hill), passing through Withleigh. Follow the road for another 3 miles, looking for signs to Pennymoor on your left. Turn left here, and the Sunday School Cottage will be found a short way along here on the right.

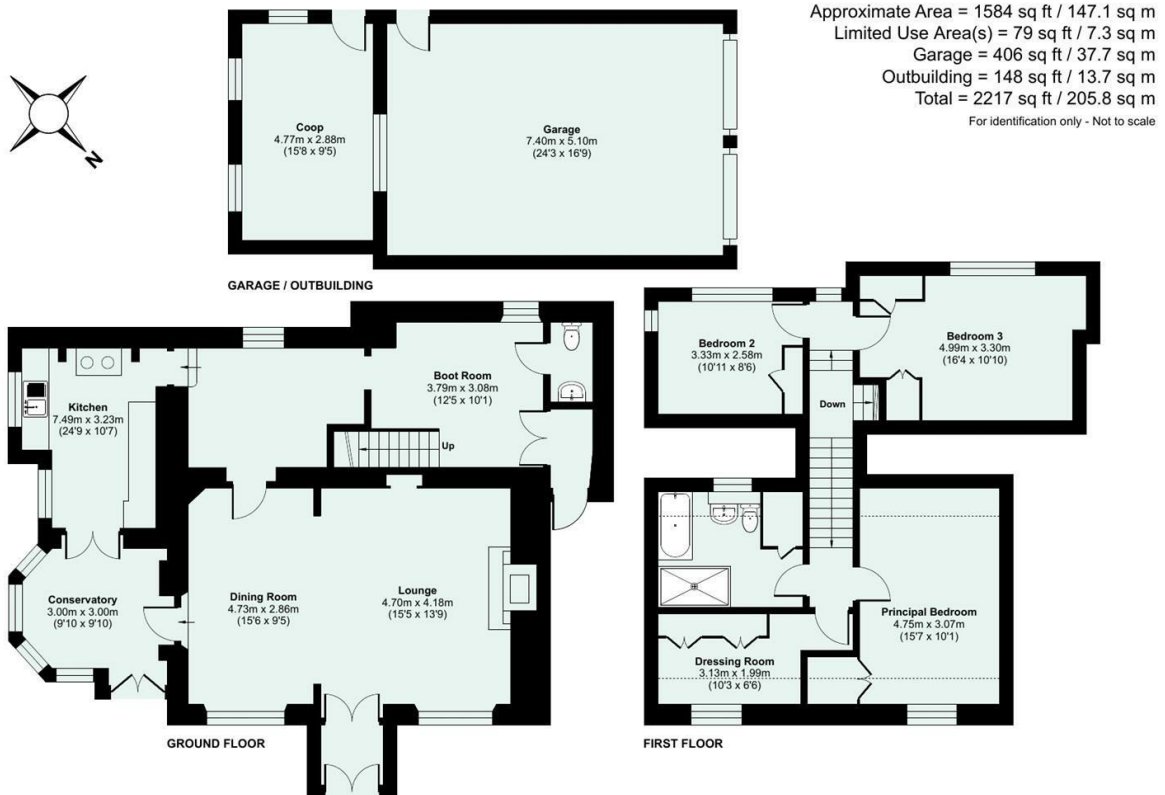
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		91	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F	28		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Seddon Estate Agents LLP. REF: 1374536

