



EweMove
SALES AND LETTINGS

Guide Price £400,000

4 Bedroom Terraced House for sale

4 OLD WORKHOUSE DRIVE, SOUTH MOLTON



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Overview

Welcome to 'No 4 Old Workhouse Drive' located within the historic market town of South Molton.

This immaculate property is situated within easy reach of the town centre and boasts 4-bedrooms (2 bedrooms with en-suite), providing ample space for your growing family or those in need of a home office.



Key Features

- EXECUTIVE 4-BEDROOM FAMILY HOME
- MODERN CONVERSION OF HISTORIC CIRCA 1700 BUILDING
- OVER 1600 SQFT OF LIVING ACCOMODATION
- 3-BATHROOMS
- SOUTH FACING REAR GARDEN
- COACHHOUSE CARPORT FOR 2 VEHICLES
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- NO ONWARD CHAIN
- 3D VIRTUAL TOUR AVAILABLE - CALL or EMAIL
- WHAT3WORDS///juggles.pleasing.reinforce







ON ARRIVAL

One of 15 exclusive properties lovingly created as part of the Historic 'Old Workhouse' development. 'No 4' has great curb appeal, set back within a communal private courtyard, with block paving, a lush lawn and mature shrubs leading you to the front door; you will also notice the coach-house covered parking with space for up to 2 vehicles.

The property benefits from underfloor heating on the ground floor and smart-controlled heating systems throughout the home to further enhance comfort and energy efficiency; smart-controlled blinds provide additional savings & effortless light and privacy control.

MOVING INSIDE

The ground floor has been designed for modern family living; the large entrance hall welcomes you into your new home, but its heart is the spacious living and dining area which is flooded with natural light from double aspect windows and a patio door. This open-plan living area extends into the cleverly designed kitchen/breakfast room with the large centre island/breakfast bar being the focal point of this modern space. The kitchen boasts a 5-burner range cooker, Belfast sink, an integrated dishwasher, ample work surfaces and plenty of storage, so you'll soon be entertaining family and friends whatever the weather. Completing the ground floor is a large laundry room and wc.

UPSTAIRS

Moving upstairs you'll find yourself on the first floor landing where you will be impressed by the master bedroom suite; basked in sunlight from the double aspect windows, the room has space for both a super king-size bed and wardrobes. This room also boasts a walk-through dressing area and en-suite shower room.

Completing this floor are a further 2-double bedrooms and an Edwardian style family bathroom with roll-top bath and rainfall shower.

The second floor suite is accessed via a private staircase, with views of the market town and the Devon hills beyond; this open-plan galley style living space has an en-suite shower room and would be ideal as a home office or for semi-independent living.

IN THE GARDEN

This low maintenance South facing garden boasts not only a large patio area, perfect for those summer BBQs, but also an artificial grass effect lawn area with plenty of space for the obligatory trampoline.

The rear of this home can also be accessed through a rear gate of the property, a must when returning with the dogs after a muddy walk on the moors.

AROUND THE LOCAL AREA

The Old Workhouse is located within a popular residential area close to the centre of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market.

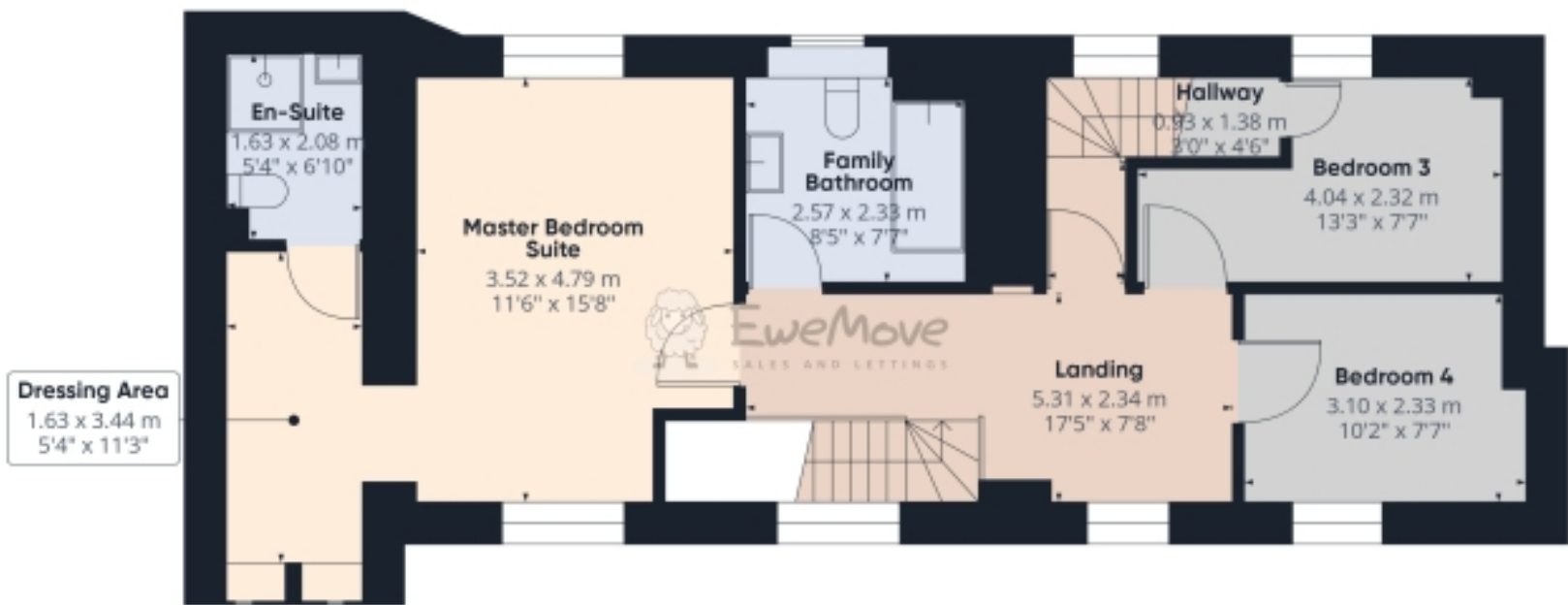
Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences.

Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton

Floorplans



Floorplans

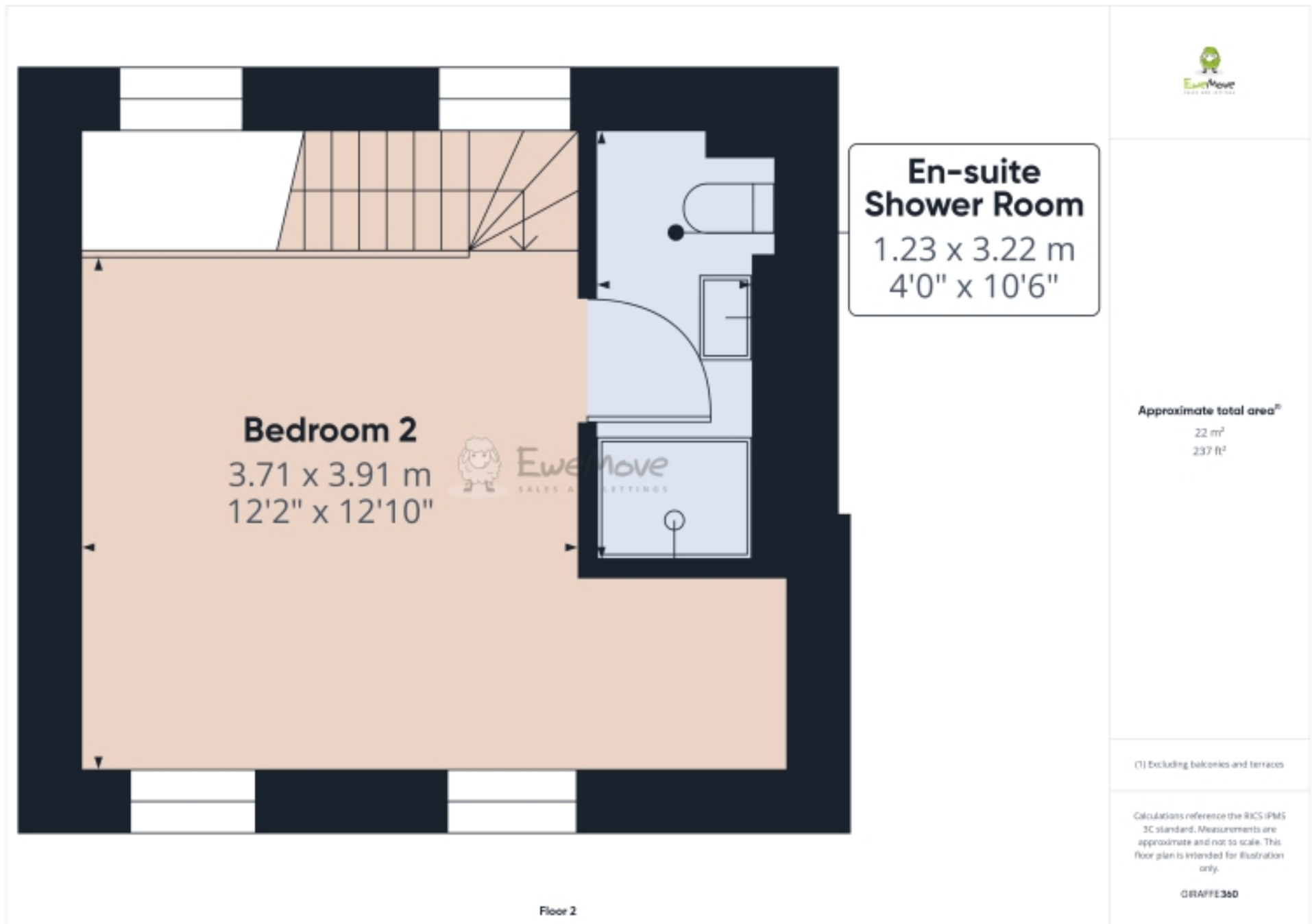


Approximate total area⁽¹⁾
61.1 m²
659 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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