



Thorne House East Street, North Molton, South Molton, EX36 3HX

Council Tax: D Freehold

Price £775,000

- Central Village Location
- Grade Two Listed Period Property
- Recently Refurbished 42ft x 17ft Reception Room
 - Two Kitchens & Five Reception Rooms
 - Six Bedrooms & Three Bathrooms
- South Facing Courtyard & Large Garden
 - Five Large Studio/Workshops/Stores
 - Potting Shed
 - Original Blacksmith Workshop
- Garage and Covered Drangway Entrance



FANTASTIC GRADE TWO LISTED HOUSE WITH MULTIPLE OUTBUILDINGS MEASURING 5500sqft - Situated in the heart of this popular and easily accessible thriving village known as the 'Gateway to Exmoor'. This Grade II listed period house has been sympathetically improved, in-keeping with it's rich history, to provide a quirky but unique and spacious family home, with ample accommodation throughout, while offering huge further potential to create an annexe or numerous Airbnb accommodation adjoining the main residence.



The property dates back before the 16th century improved and enlarged through the years up to the current Grade Two listed status. At one point being owned by Earl of Morley this property was formerly used as the village blacksmith and a public house while the front of the house was previously used as a craft shop, tea rooms and iron mongers and various times. The original blacksmith's workshop is complete with the forge and bellows still intact and in addition, the upper workshop used to repair and paint the carts, still has samples of the paint used on its doors.

The original cottage to the front is of stone and cob construction, offering huge kerb appeal with its entrance porch. The majority of the buildings to the rear are of stone construction and have been re-slatted now, benefiting from a large renovation. Further outbuildings and workshops still remain untouched and open to potential for further accommodation if required.

The tiered garden areas add to the charm of the estate, with large courtyard areas and garden laid to lawn offering a range of shrubs and trees with stunning views in the distance. With further clever investment, this property has real potential for the wow factor.



North Molton is known for being on the doorstep to Exmoor National Park. It is easily accessible to the North Devon Link road which leads to Barnstaple and the M5 Tiverton parkway mainline station offers direct links to London Paddington, Exeter city and Exeter airport.

THORNE HOUSE

could be regarded as two separate houses joined together, providing ample space and adaptable accommodation throughout. The FRONT HOUSE is entered with a LARGE ENTRANCE RECEPTION ROOM with two original open fireplaces and many original features which lead through into a LOBBY/REAR ENTRANCE ROOM with a large KITCHEN featuring a stunning extra-large Aga and ample cupboards with walk in larder cupboard and under stairs storage. From the lobby stairs lead to the first floor landing space.

The first floor is just as impressive as the ground floor with seemingly never-ending accommodation and could be split into two separate entities. THREE LARGE BEDROOMS and SHOWER ROOM with emersion tank situated off the large landing space over the front house with a stairwell leading to the ground floor lobby room/rear entrance room.

Exiting the main residence from the rear feature porch into the courtyard, the rear door into the second half of the property offers an ENTRANCE VESTIBULE with doors to the BATHROOM and a large KITCHEN/BREAKFAST ROOM that has been adapted providing a seating area and log burner. This is currently used as a COSY SITTING ROOM area with BEDROOM SIX and rear lobby with stairs to the first-floor conversion and door to the heated workshop, this gives access to further outbuildings via double doors.

The rear property is known as the THE FLAT of Thorne House with separate council tax. Joined on the first floor by BEDROOM FOUR. A door through to the rear landing space provides access to BEDROOM FIVE. The recently transformed SPLIT LEVEL RECEPTION ROOM features original beams and a log burner. The French doors open up and look out onto a picturesque courtyard and garden area.

Stairs lead down to the rear lobby of the ground floor accommodation and workshops.

The first of the STUDIO/WORKSHOPS/STORES measures 19ft x17ft heated and boarded and fitted with an efficient emersion tank that provides ample hot water to the accommodation. Double doors lead to further OUT BUILDINGS/STUDIO/WORKSHOP with combined measurements totalling approximately 41ft x 15ft that could easily with investment offer so much more with it's stunning views. A door leads out onto the large lawned area while a bi-folding door leads out to the courtyard area with outbuildings to the left and accommodation to the right.

The ORIGINAL BLACKSMITHS WORKSHOP measuring 14x12ft is complete with original features including the forge and bellows. Steps lead up to the UPPER WORKSHOP that measures 21ft x 15ft and was historically used to repair and paint the carts where upon there are still samples of the paint used remaining on the original doors.

The last of the studio/workshops was previously used as a pottery barn measuring over 23'x 11'ft with a door that opens up to the courtyard garden area that offers block paving and a cobblestone drangway.

From the front of the property there are bi fold doors to the INTEGRAL GARAGE with a single rear door leading to the courtyard. Adjacent to the garage, double doors give access to a covered drangway providing access to the rear courtyard and garden. Above the drangway entrance there is a loft access leading to an ATTIC STORE which can be accessed by a ladder. This space is adjacent to bedroom one and offers the potential to be incorporated into the main accommodation.

Thorne House enjoys a south facing position in the heart of the village and there are excellent amenities which include a primary school, two churches and sports centre. A small shop is in the local pub and a community shop is in the process of being set up. Known as the 'Gateway to Exmoor' the village is just 3 miles from the busy market town of South Molton and 2 miles from the North Devon link road (A361) which provides a quick route to the regional centre of Barnstaple (12 miles) and the M5 and National rail links at Tiverton (18 miles). Surrounded by outstanding countryside and only a short drive from Exmoor National Park. The area offers a wide range of outdoor pursuits including horse riding, cycling, golf and fishing on the Mole and the Taw.



AGENTS VIEW

AGENTS VIEW This is a rare opportunity to own something truly unique & historic. This property would appeal to a family or investment purposes with multiple ideas to either recreate two separate dwellings or a main residence with multiple Airbnb accommodation subject to planning permission.

COUNCIL TAX BAND

We understand from the property owner that the property is subject to dual council tax banding with the main accommodation rated as a D band and the attached FLAT is rated as an A band.

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £150 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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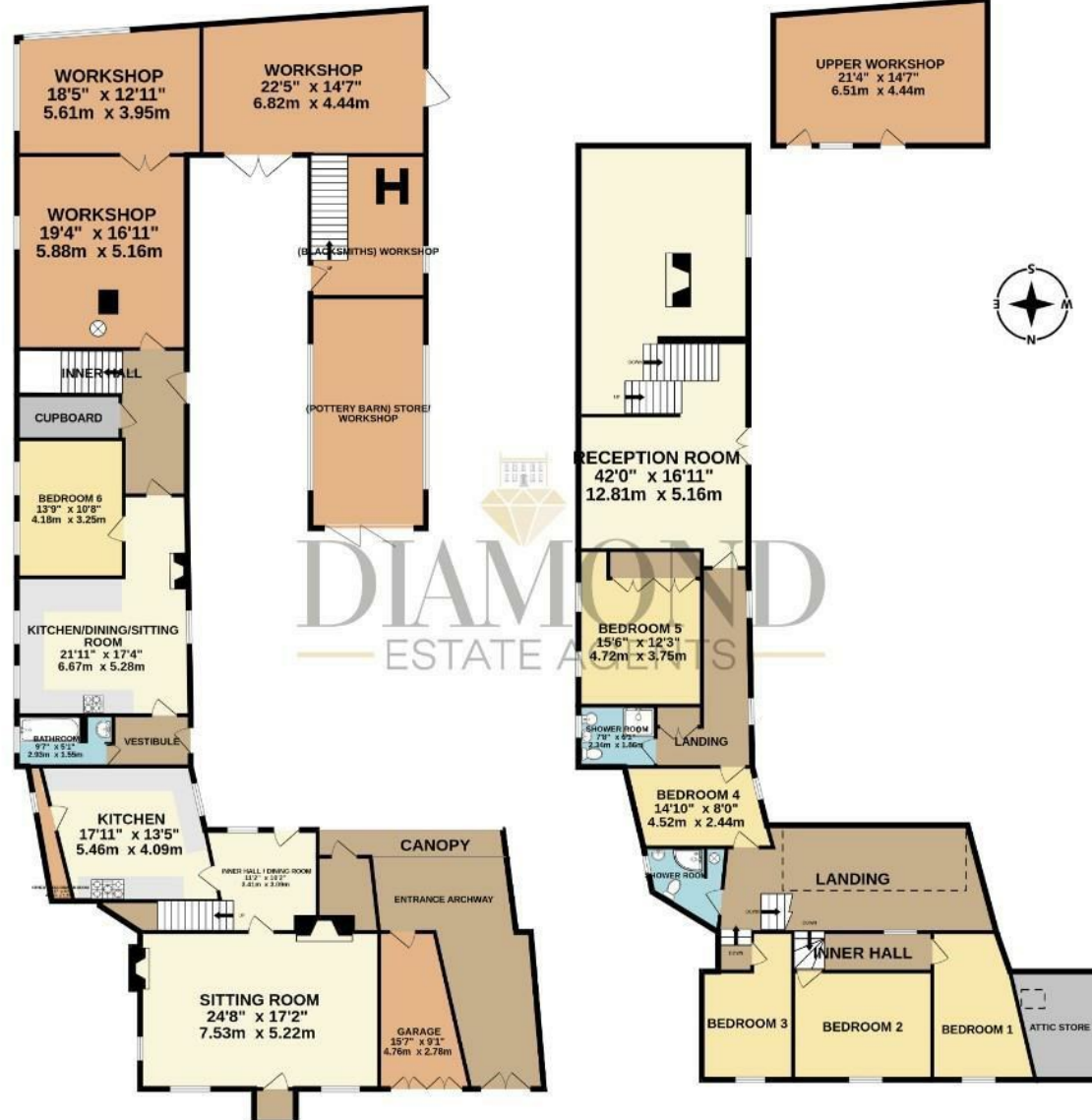


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR
3145 sq.ft. (292.2 sq.m.) approx.

1ST FLOOR
2275 sq.ft. (211.4 sq.m.) approx.



TOTAL FLOOR AREA: 5420 sq.ft. (503.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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