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Hillands

Hillands, West Anstey, South Molton, Devon, EX36 3PH



Dulverton 6 Miles. South Molton 9 Miles.  
Tiverton 14 Miles

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**A well-apportioned 4 bedroom south facing farm house with spectacular views towards the Exmoor National Park set in mature garden.**

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- 4 Bedroom Farm House
- Close to Exmoor National Park
- Freehold
- Good links to Tiverton, North Devon Link Road and M5

### Situation

The property is located on the edge of Exmoor National Park only 6 miles away from the charming town of Dulverton. Dulverton is known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school and three churches. There are also good recreational facilities.

Communication links from Hillands are excellent with easy road access to the A361 North Devon Link Road which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.

### Description

The farmhouse is a well presented 4 bedroom property was constructed in the 1930s of brick and concrete block cavity walls under a slated roof and has the benefit of UPVC doors and windows throughout. The property has outstanding rural views across neighbouring farmland and the Exmoor National Park.

The property is approached by a driveway with space for parking and the front and rear gardens are an attractive feature of the property both with lawns and flower border.

The ground floor comprises of a sitting room, dining room and large conservatory, the sitting room and dining room both have lovely period feature fireplaces and are filled with natural light. There is a well equipped kitchen with floor to ceiling wall units along with a utility and downstairs WC

and shower room. There is also a snug with a back door leading out to the gardens and a substantial fireplace with log burning stove.

Upstairs there are four bedrooms and large family bathroom. The property benefits from lovely views across the countryside and towards Exmoor.

### Services

The farm house has mains electricity, private water , septic tank drainage. Oil fired central heating for the farmhouse. Broadband Super fast, highest available download speed 1000 Mbps, highest available upload speed 200 Mbps Council Tax Band E, Ofcom predicted mobile coverage for voice and data: Three Likely, Broadband Super fast, highest available download speed 1000 Mbps, highest available upload speed 200 Mbps.

### Viewings

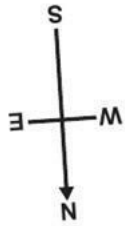
Strictly via the agent please

### Directions

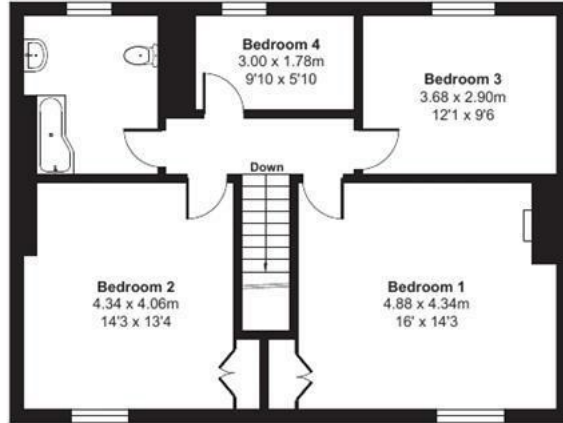
Head out of Dulverton on the B3222, shortly after the Bridge take a right hand turn up St Andrews Hill, Andrew's Hill turns slightly left and becomes Poole Hill. After 0.9 miles at the T Junction turn right, after 0.5 miles take the left hand turning signed South Molton, at the cross roads turn right on to the B3227 after approximately 1 mile the property is on the right hand side.

**Guide Price £500,000**

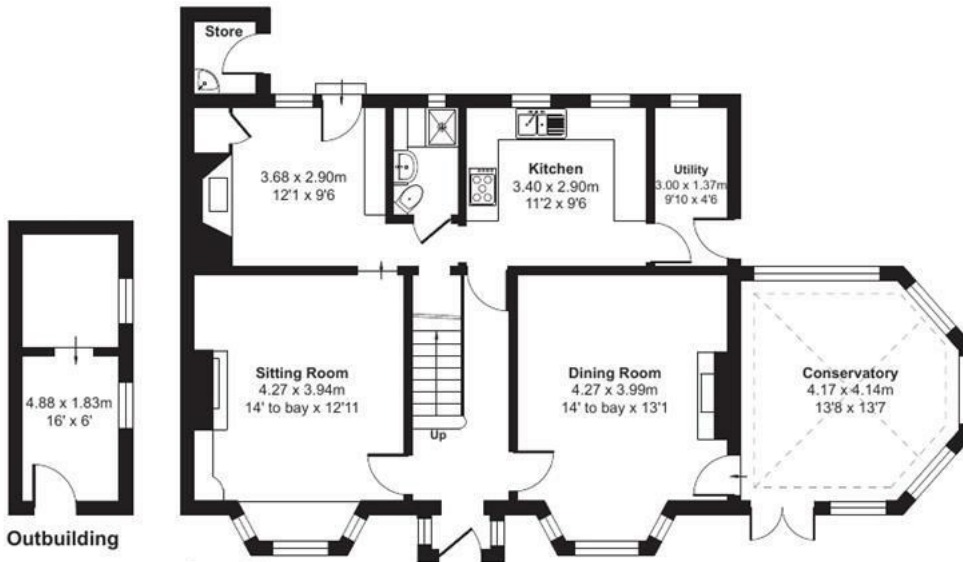




Approximate Area = 1828 sq ft / 169.8 sq m  
 Store = 99 sq ft / 9.1 sq m  
 Total = 1927 sq ft / 178.9 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1100967

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			82
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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