



Middle Whitstone



South Molton 8 miles Tiverton 14 miles
Witheridge 4 miles

A beautifully situated and spacious country house with large mature gardens and grounds.

- Kitchen/Breakfast Room and Utility
- Living Room
- Snug and Study
- 4 Double Bedrooms (Master En-Suite)
- Shower Room
- Useful Outbuildings
- Mature Gardens/Grounds
- Total about 1.84 Acres
- Council Tax Band E
- Freehold

Guide Price £650,000



Situation

Middle Whitstone is set in a beautiful rural location surrounded by open farmland with the nearest residential property being about a quarter of a mile away. The small village of Meshaw is only a short distance with the larger village of Witheridge about four miles which has an excellent range of amenities including village stores/post office, church, primary school, doctor's surgery, veterinary practice, public house and sports club. There are good road communications to the local market town of South Molton, which provides a good range of shops and amenities including schooling to secondary level. The North Devon link road is about five miles at Moortown Cross and links to Tiverton, Junction 27 of the M5 motorway and Tiverton Parkway railway station on the London Paddington line.

Description

Believed to date from the early to mid 19th century, Middle Whitstone is an imposing detached house offering well-proportioned accommodation throughout with good ceiling heights. There is a useful range of outbuildings and a large plot of mature gardens and grounds approaching two acres in all.

Accommodation

A door leads into the SIDE HALL with a tiled floor, coat hanging space and CLOAKROOM off with WC and wash basin. A wide door leads into the UTILITY/BOOT ROOM with a tiled floor, corner former fire place (sealed), stainless steel sink unit, plumbing for washing machine and fitted cupboards. The spacious KITCHEN/BREAKFAST ROOM has a tiled floor and is fitted with a range of oak fronted units with granite worktops, matching wall units, dual bowl ceramic sink unit with mixer tap, integrated dishwasher and fridge, electric cooker point with hood over and corner recess with oil fired Aga.

The LIVING ROOM has a large corner stone fireplace with wood burning stove and off this room is the STUDY. The SNUG is separated from the living room by open screening. To the front is a CONSERVATORY with doors to the garden.

On the FIRST FLOOR is a GALLERIED LANDING with airing cupboard and a useful shelved recess. BEDROOM ONE is a double room with fitted wardrobes and an EN-SUITE BATHROOM with panelled bath, WC, vanity wash basin, heated towel rail and storage cupboards. BEDROOMS TWO and THREE are both double rooms and BEDROOM FOUR a single. The SHOWER ROOM is tiled to half height and has a shower cubicle, WC, pedestal wash basin and heated towel rail.

Outside

The property is approached over a long access track that leads to the property. There is a parking and turning area to the rear of the house and to the left is a very useful traditional OUTBUILDING that also incorporates a WORKSHOP.

The formal garden area lies to the front of the house and is mainly laid to lawn interspersed with mature shrubs and planted trees. The adjoining grounds are more mature and comprise grassed areas and many mature trees. Tucked away is a large POLYTUNNEL and there is a small stream along the southern boundary. In total the property extends to about 1.84 ACRES.

Services

Mains water and electricity, private drainage system (mini treatment plant). Oil-fired central heating via radiators. Mobile coverage for all major providers. Standard broad band available or EE 4G Antenna. (currently installed)

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

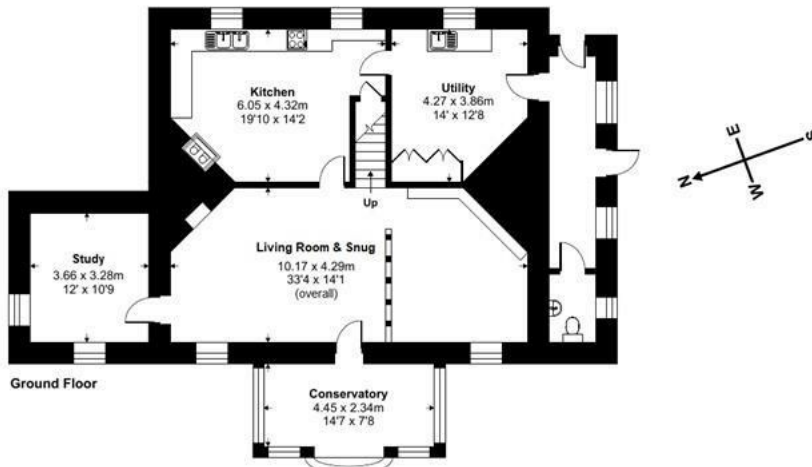
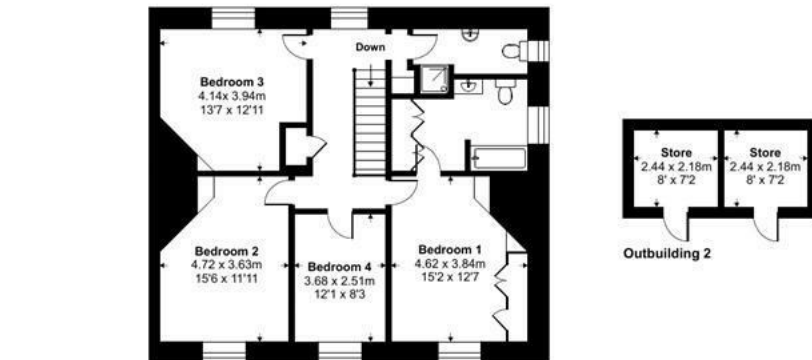
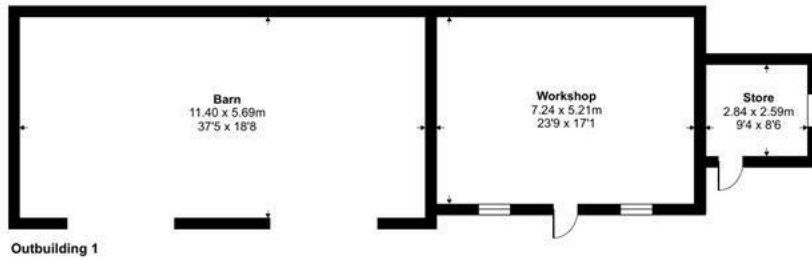
Directions

From Gidley Cross on the B3137 take the turn to the east signed Rose Ash and Knowstone. After 0.7 mile the access lane to the property will be seen on the left.

What3words Ref: buzzards.paper.includes



Approximate Area = 2428 sq ft / 225.6 sq m
 Outbuilding(s) = 1311 sq ft / 121.8 sq m
 Total = 3739 sq ft / 347.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 999507

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Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		89
(81-91) B			
(69-80) C			
(55-68) D		40	
(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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