



Ashley House



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3 Paradise Lawn, South Molton, Devon, EX36 3DJ

A Very Short Walk to Town Square Barnstaple 10 miles

Tiverton 18 miles

An impressive and iconic, large Victorian villa, complemented by walled gardens in an exclusive and pretty mews setting.

- Adaptable Accommodation
- Potential Dual Occupancy
- 6 Bedrooms (3 En-Suite)
- 3 Reception Rooms
- Elevator To Both Floors
- Coach House & Garden Room/Office
- Pretty Gardens
- Parking
- Council Tax Band F
- Freehold

Guide Price £650,000

Situation

Ashley House is tucked away behind iron gates and beautifully kept gardens in the centre of the much sought-after market town of South Molton. The town offers a comprehensive range of amenities including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly, award-winning pannier market and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

Description

Occupying a commanding position at the top of this exclusive mews setting, Ashley House is an iconic property within the town. Built in 1879, this impressive and imposing Victorian Villa is part of a pair and is woven into the fabric of the town, forming part of The South Molton Heritage Trail and is the birthplace of the former Lord Chief Justice of England, Lord Widgery. This exceptional house provides well-considered and spacious accommodation which could be flexible in its allocation and suit a variety of uses. The property has previously been a successful Bed & Breakfast but could be perfect for a family with dependants or someone with limited mobility. The property could be divided and the 'West Wing' annexed, creating an independent dwelling of domestic accommodation or a separate work/studio/consulting space. The property is complemented by open, pretty gardens to the front, a private walled garden to the rear, coach house, further outbuilding and parking.



Accommodation

The part glazed front door is set within a large, open porch, with balcony over and opens into the welcoming ENTRANCE HALL. There is a secondary front door into the 'West Wing'. At the heart of the house is the MAIN HALL, with majestic period staircase, 8'10" portrait window, large under stairs storage cupboard and access to all ground floor accommodation, including the REAR HALLWAY with flag stone floor, door to gardens and door to the DOWNSTAIRS SHOWER ROOM. The impressive 18'11" SITTING ROOM with large bay window and Victorian fireplace and the 18'1" DINING ROOM, with triple sash windows, both enjoy views over the pretty mews gardens. The KITCHEN is fitted with a range of low level units, worktop over and matching wall units, stainless steel sink/drainer, electric cooker with extractor hood over, Miele dishwasher, Bosch fridge and opening to SCULLERY, with fitted units, shelving above, Bosch washer/dryer and door to rear courtyard and gardens. An archway leads from the main hallway to the 'West Wing' with large hallway, elevator to first floor and door out to rear gardens. FAMILY ROOM, enjoying a double aspect, gas fire and independent front door. BEDROOM 5, a double room with En-Suite. PLANT ROOM with hot water cylinder and space for white goods.

The majestic, sweeping staircase opens to the impressive GALLERIED LANDING with an exceptional 8'10" portrait window. The large MASTER BEDROOM (19'00"), with fitted furniture and basin, enjoys far-reaching views across the town to open countryside beyond, BEDROOM 2 (14'02") a large double room, with triple sash window and far reaching views, BEDROOM 6 is a single room, with fitted storage but would make a perfect dressing room. The FAMILY BATHROOM, currently a wet room, comprising; shower, basin, WC. An archway leads to the 'West Wing' with access to elevator to ground floor and BEDROOMS 4 & 5, both double rooms with en-suite facilities.

Outside

The house is positioned behind pretty and well-tended front gardens, blending seamlessly with the neighbouring gardens. The garden path meanders to the front door, flanked by a lawn to the right and a large, mature, planted border to the left.

The walled gardens at the back of the house are predominantly laid to lawn and surrounded by mature, planted borders, with patio/courtyard directly behind the house. A further two storey building, linked to the scullery is currently a delightful potting shed with garden room/office above, overlooking the lawns. A path from the patio and to the side of the lawn, leads through a gate to the upper garden and the two-storey Coach House, with cobbled floor and hayloft above. A further gate opens to a pathway leading past another property to the proposed parking area for two vehicles.

Services & Additional Information

All mains service are currently connected, gas central heating via radiators. 'Standard' & 'Superfast' broadband is available, mobile phone coverage is available from the major providers. The property is within a conservation area. An area of land to the north of the property was sold in 2021 for the purposes of residential development, within which, dedicated parking for two vehicles will be provided.

Viewings

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

Directions

From the square with Stags office on your left, proceed on foot in an easterly direction, along East Street, after a very short distance, just past The Gilbert Gallery, turn left through ornate iron gates into Paradise Lawn, Ashley House will be found at the head of the mews, in the top left corner. [what3words:///backpack.giant.dusters](#)



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2878 sq ft / 267.4 sq m
 Barn = 316 sq ft / 29.4 sq m
 Outbuilding = 182 sq ft / 16.9 sq m
 Shed = 175 sq ft / 16.2 sq m
 Total = 3551 sq ft / 329.9 sq m
 For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1084287



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(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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