



The Sidings



# The Sidings

Molland, South Molton, EX36 3NW

Molland 2 miles South Molton 5 miles Tiverton 16.5 miles  
Exmoor National Park 3 miles

A very spacious and intriguing conversion  
of a former railway building with large,  
level gardens

- Converted Railway Building (3,468 sqft)
- Kitchen/Breakfast Room and Utility
- Master Bedroom with Dressing Room and En-Suite
- Large Loft Room/Studio
- Spacious Entrance Hall
- Living Room and Dining Room/Bed 5
- 3 Further Bedrooms and Family Bathroom
- Double Garage/Workshop

Guide Price £595,000

## Situation

The Sidings is situated at the former Bishops Nympton and Molland Station that was set on the former Devon and Somerset Railway Line that ran between Barnstaple and Taunton until it was closed in 1966. The various buildings associated with the station have also been converted into residential dwellings and The Black Cock public house still remains. Molland itself is only two miles away and lies just outside Exmoor National Park and has a pub, The London Inn, Church and village hall. Bishops Nympton is about 2½ miles and the 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, pubs, cafes and a collection 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 (North Devon Link Road) bypasses the town and provides an excellent link to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station to the east.

## Description

The Sidings is an interesting and impressive conversion of a former railway building which became redundant after the railway line closed in 1966. The impressive, stone goods shed was then converted in the 1990s to an impressive and spacious residential dwelling with the former platforms now forming part of the extensive gardens that run along the route of the former railway line.



### Accommodation

To the front, a wide archway is now fully glazed and has a door leading into the impressive ENTRANCE HALL with solid engineered oak floor and solid oak stairs with glazed balustrade to the first floor. CLOAKROOM with WC and corner wash basin. A wide opening leads into a large, triple aspect LIVING ROOM with engineered oak floor, large wood burning stove on a slate tiled hearth and large glazed doors lead into the garden. The double aspect DINING ROOM has a fireplace with slate tiled hearth and wood burning stove this room could be used as a ground floor bedroom if required. The well-fitted KITCHEN/BREAKFAST ROOM has a polished travertine tiled floor and is fitted with an extensive range of oak-fronted units with polished granite worktops, stainless steel sink unit with mixer tap, plumbing for dishwasher. Matching island unit with circular stainless sink and mixer tap. 5 ring LPG hob and extractor hood over. Extensive range of matching cupboards to one wall with integrated eye level double oven and microwave and space for American style fridge freezer. The UTILITY is fitted with similar units to the kitchen and has a stainless steel sink unit with mixer tap, space for dryer and plumbing for washing machine.

On the FIRST FLOOR the GALLERIED LANDING overlooks the entrance hall and has an airing cupboard. The MASTER BEDROOM is a large double aspect, double room with a DRESSING ROOM with fitted cupboards and drawers, shelving and hanging rail. The EN-SUITE BATHROOM has a panelled bath, WC, pedestal wash basin, large shower cubicle and heated towel rail. BEDROOM TWO is a large double room with fitted cupboards and book shelving. BEDROOM THREE is a double room and BEDROOM FOUR a single room. The FAMILY BATHROOM is fitted with a modern suite of panelled bath with shower over and screen, WC and pedestal wash basin.

From the landing a door and stairs lead up to a large LOFT ROOM which is considered ideal as a STUDIO and has plenty of under-eaves storage. A door leads through to the remainder of the ample LOFT SPACE.

### Outside

To the side of the house is ample parking for a number of vehicles which leads on to a timber-framed DOUBLE GARAGE/WORKSHOP (25'10" x 18'9") with power and light.

The large gardens lie to the rear and stretch away to the side of the house. They are mainly laid to lawn with an area of paved patio leading out from the main living room which continues under a large pergola which provides a very pleasant sitting out area. Much of the original station platforms remain and provide two large raised areas. The large lawned gardens continue past a pond and rockery to a further grassed area that passes a fruit cage and vegetable garden, chicken run, greenhouse and store shed. At the end of the plot, set on block pillars is the iron frame of a former train carriage.

In total the property extends to 0.92 ACRES.

### Services and Additional Information

Mains electricity and water, shared private drainage (septic tank and soakaway). Oil fired central heating via radiators.

Likely mobile coverage from all major providers outside and standard and superfast broadband available (info from ofcom.org.uk).

### Viewing

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

### Directions

From South Molton, leave the town in an easterly direction and stay on this road for about two miles. At Bish Mill Gate roundabout take the third exit onto the A361 towards Tiverton. Continue for one mile and take the left turn on to the B3227 towards Molland and shortly after keep left at the small roundabout. Stay on this road for three quarters of a mile and at Combsland Cross turn left towards Molland. Stay on this road and at the bottom of the hill turn left immediately after The Black Cock. The Sidings will be found after a short distance on the right. What3words Ref: insisting.golf.pothole



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

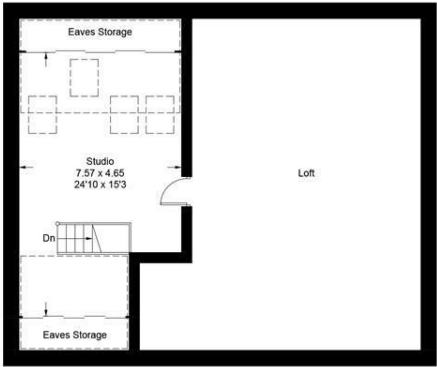
29 The Square, South Molton, EX36 3AQ

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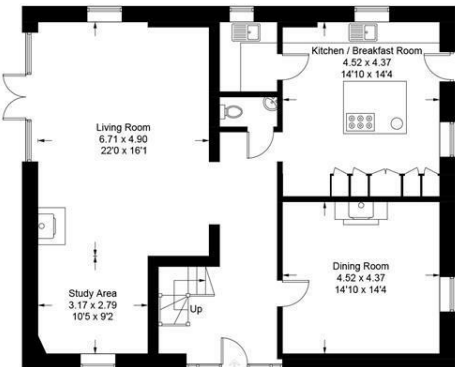
01769 572263

Approximate Gross Internal Area = 322.2 sq m / 3468 sq ft  
(Including Eaves / Loft & Excluding Void)

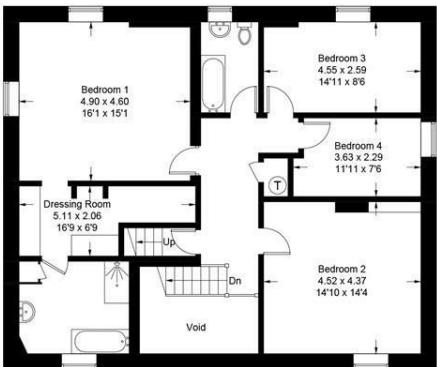




**Second Floor**



**Ground Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060210)