



Gorton Dene







# Gorton Dene

Bish Mill, South Molton, Devon, EX36 3QE

South Molton 1 mile Barnstaple 12 miles Tiverton 17 miles

An extremely impressive and spacious property presented in exceptional decorative order with fine views over its own land

- Very spacious and exceptionally well-presented detached house
- Superbly fitted Kitchen
- Four further first floor bedrooms (2 en-suite)
- Pasture Paddock
- Freehold
- Two Reception Rooms
- Ground floor bedroom with en-suite
- Double garage and useful outbuilding
- Total about 3.84 acres
- Council Tax Band E

Guide Price £925,000

## Stags South Molton

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## The London Office

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@StagsProperty

### Situation

Gorton Dene is set in an accessible position only one mile to the east of the thriving market town of South Molton and enjoys fine views over its own land and beyond.

South Molton offers a good range of facilities and amenities including schooling to secondary level, a popular and award winning pannier market held on Thursdays and Saturdays and weekly livestock markets. The A361 (North Devon Link Road) bypasses the town and provides an excellent link to the regional centre of Barnstaple (12 miles) and Tiverton and the M5 (J 27) to the south east with a mainline connection at Tiverton Parkway on the London Paddington line.

Exmoor National Park is within easy reach by car and provides superb riding and walking facilities. The famous North Devon coast with its rugged coastline and excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe are also within easy driving distance.

### Description

Built to an exacting specification to an individual design in 1988 and considerably refurbished in 2004, Gorton Dene is a spacious family home with far-reaching views over its own land and beyond. The accommodation is of an extremely high standard and is beautifully presented throughout with no expense spared. Set in a total plot of approaching four acres, the property offers much scope for equestrian or smallholding use. There is ample parking as well as a double garage and a further outbuilding that provides useful workshop and storage space and was previously used as a stable.

### Accommodation

An enclosed PORCH leads into the ENTRANCE HALL with a tiled floor, stairs to the first floor, large airing cupboard, cloaks cupboard and CLOAKROOM with WC and vanity wash basin.

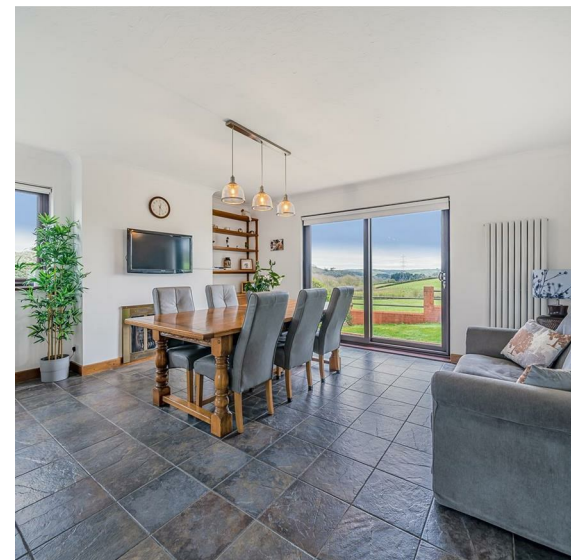
The very impressive KITCHEN/DINING ROOM has a tiled floor with the newly fitted kitchen fitted in September 2022 with high quality base units with quartz worktops and matching wall units. Integrated appliances include a dishwasher, fridge, Samsung electric oven with 5 plate induction hob over. Walk-in shelved LARDER with slate shelves. The kitchen is open to the DINING AREA with fireplace and large sliding glazed doors to outside with outstanding views.

The large 'L' shaped SITTING ROOM has a Karndean floor, a minster style fireplace and arched display recesses either side. Two glazed sliding patio doors set either side of a picture window lead to a covered terrace that takes full advantage of the fine outlook.

Returning to the hall, there is also a GROUND FLOOR DOUBLE BEDROOM with extensive fitted wardrobes and a fully-tiled EN-SUITE SHOWER ROOM fitted with a modern suite.

The UTILITY/BOOT ROOM has modern fitted units with stainless steel sink with mixer tap, plumbing for washing machine and space for dryer and other white goods. Door to outside.

On the FIRST FLOOR is a spacious, GALLERIED LANDING leading to the FOUR FURTHER BEDROOMS, FAMILY BATHROOM and a useful STORE/BOX ROOM. BEDROOM 1 has a double aspect and a built-in wardrobe. The fully-tiled EN-SUITE SHOWER ROOM is fitted with a modern suite. The large BEDROOM 2 (Guest Suite) has a walk-in wardrobe and a fully-tiled EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOMS 3 and 4 are also both double rooms.





### Outside

Gorton Dene is approached over a gated driveway that leads up to the side of the house where there is a generous parking area and to the DOUBLE GARAGE with remote controlled doors, power and light. The double garage is linked to the rear of the house via a covered passageway.

The beautifully maintained landscaped gardens lie mainly to the southern side of the house and have a superb outlook over the adjoining paddock and beyond. There is an area of level lawn with various trees, planted flower and shrub beds. There is a large paved patio to the rear which flows into a covered area which is also accessed from the sitting room and a paved path leads through the lawn to a pedestrian gate leading into the paddock.

On entering the property the driveway splits to the left where there is a further large parking area with a gateway leading into the paddock. To the left is a very useful block-built OUTBUILDING with power and light connected and comprising a WORKSHOP (15'2" x 15'2") and a GARAGE (15'2" x 9'10").

Surrounding the outbuilding is a post and rail fenced enclosure.

The pasture Paddock lies immediately to the south and is very gently sloping. In total the property extends to about 3.84 ACRES.

### Services and Additional Information

Mains electricity and water. Private drainage system (septic tank and soakaway). Oil fired central heating via radiators.

Broadband - Standard and superfast available (Ofcom)

Mobile - EE, O2, Three and Vodafone - All likely (Ofcom)

Please note the agents have not inspected or tested these services.

### Viewing

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

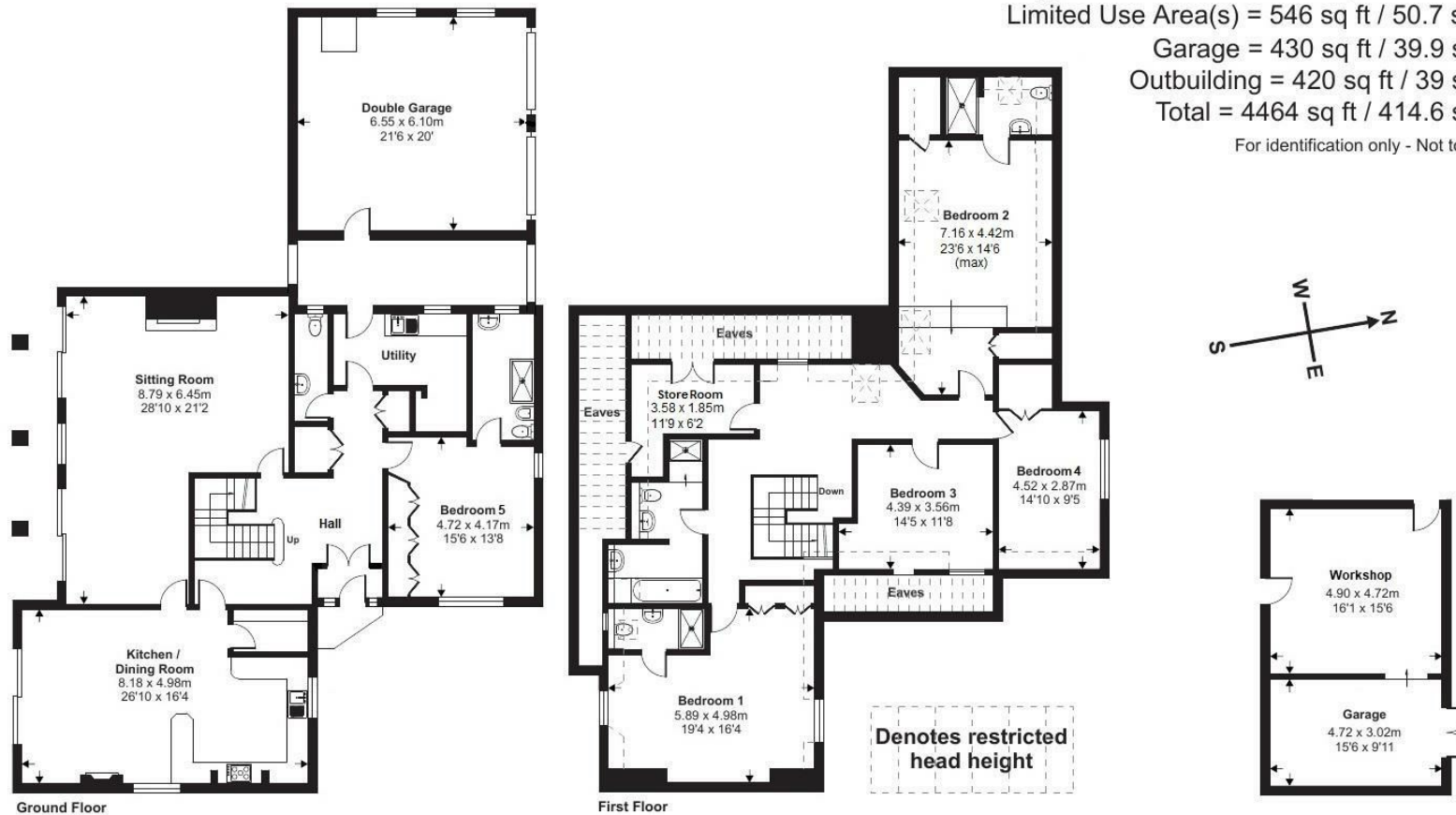
### Directions

From South Molton leave the town in an easterly direction on the B3227. After one mile the gated entrance to Gorton Dene will be found on the right.

What3words Ref: loving.magnitude.finally

Approximate Area = 3068 sq ft / 285 sq m  
 Limited Use Area(s) = 546 sq ft / 50.7 sq m  
 Garage = 430 sq ft / 39.9 sq m  
 Outbuilding = 420 sq ft / 39 sq m  
 Total = 4464 sq ft / 414.6 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). © nitchecom 2024. Produced for Stags. REF: 1108452



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	61	70
	EU Directive 2002/91/EC	



