



Meethe Barton Cottage







# Meethe Barton Cottage

Meethe, South Molton, Devon, EX36 4JA

South Molton 3 miles Barnstaple 12 miles

An attractive period house in an absolutely stunning setting with large gardens, orchards and pasture

- Attractive period house in a stunning setting
- Kitchen/Breakfast Room and Utility Room
- Double Garage and Workshop
- Extensive Orchards and Pasture Land
- Council Tax Band D
- Sitting Room and Living Room
- 4 Double Bedrooms, Two Bathrooms and Shower Room
- Productive Kitchen Garden
- Total About 5.55 Acres
- Freehold

Guide Price £950,000

## Stags South Molton

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## The London Office

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

### Situation

Meethe Barton Cottage is set in a glorious location with no immediate neighbours in the confluence of the highly attractive valleys of the rivers Bray and Mole. The thriving market town of South Molton lies about three miles to the north east and 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

On the market for the first time in 34 years, Meethe Barton Cottage is a highly attractive period property set in a wonderful location. The cottage has been sympathetically maintained and extended by the current owners to now provide a spacious and comfortable family home with some fine character features such as exposed beams and stone fireplaces. The gardens and grounds are delightful and include extensive orchards and a productive kitchen garden. The broad variety of land uses around Meethe Barton Cottage from permanent pasture and arable to mainly oak woodland and river environs means that the area has significant wildlife and naturalist appeal.

### Accommodation

An OPEN PORCH and front door lead into a ENTRANCE HALL with stairs to the first floor and door into a SHOWER ROOM. The large, dual-aspect SITTING ROOM has a beamed ceiling and a large stone fireplace with beam over, bread oven and wood burning stove. The dual-aspect LIVING ROOM has glazed double doors to the garden, beamed ceiling and stone fireplace with beam over and wood burning stove. Glazed double doors lead into the dual-aspect KITCHEN/BREAKFAST ROOM which has a fine outlook to the rear and is fitted with a modern range of units with polished granite worktops and Belfast sink and matching island unit. Integrated appliances include a dishwasher, wine fridge, electric oven with LPG hob and a Stanley oil-fired range cooker. The UTILITY ROOM is fitted with a modern sink unit, plumbing for washing machine, space for dryer and stable door to the outside.

On the FIRST FLOOR there is a GALLERIED LANDING with under-eaves storage cupboard and there are FOUR DOUBLE BEDROOMS, a BATHROOM fitted with a modern suite and a SHOWER ROOM with a modern suite.





### The Gardens

The property is approached over a parking area for three vehicles and an adjacent DOUBLE GARAGE which leads directly into a traditional BARN providing a WORKSHOP with a LOFT over. There is vehicular access to the right of the garage into the gardens and grounds. A cobbled path leads past the barn and to the front door of the house. The front gardens are mainly laid to lawn and bordered by a number of impressive mature trees including an impressive copper beech next to the house. The gardens continue to the rear and are mainly laid to lawn and feature a timber-framed PAVILION perfect for outside dining.

### The Land

A gently sloping and south-facing PADDOCK which also has road access runs away from the house and adjoining this is a large ORCHARD planted with a wide variety of native apple trees. There is a useful, 3 bay timber framed, open fronted BARN. To the rear of the barn is a further ORCHARD PADDOCK and a very productive KITCHEN GARDEN with excellent, free-draining soil.

In total the property extends to about 5.55 ACRES.

### Services and other information

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

Broadband - Standard and ultra fast available (Ofcom)

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

### Viewing

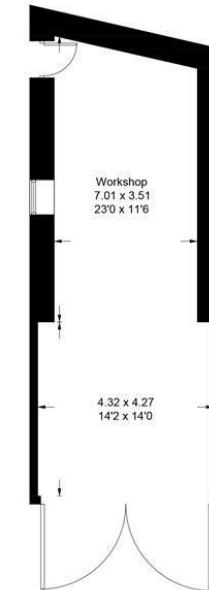
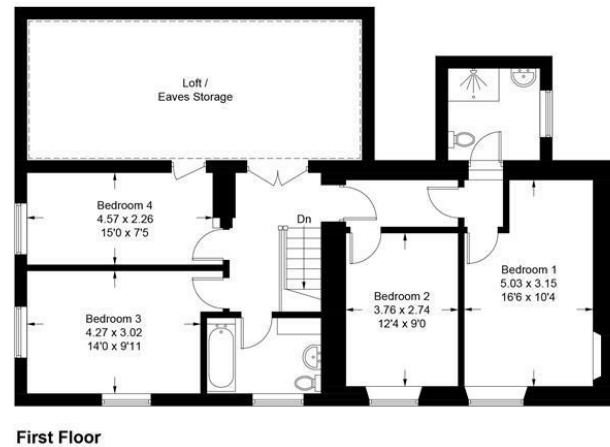
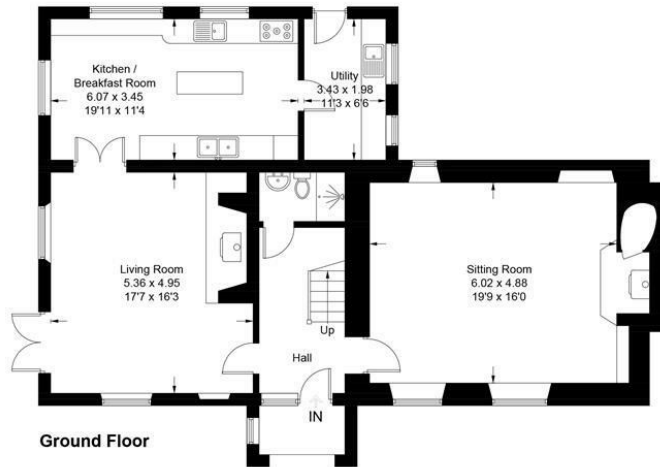
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

### Directions

Leave South Molton on the B3226 heading south-west out of the town. Pass through Clapworthy Mill and continue for about three quarters of a mile and turn left signposted to George Nympton. Proceed over the bridge, keep left at the next junction and the property will be found soon after on the left.

What3words Ref: thuds.micro.quickly

Approximate Gross Internal Area = 185.2 sq m / 1993 sq ft  
 (Excluding Loft / Eaves Storage)  
 Outbuilding = 41.6 sq m / 448 sq ft  
 Total = 226.8 sq m / 2441 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018280)



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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



