



Barnclose





# Barnclose

Mill Street, South Molton, Devon, EX36 4AR

A very short, level walk to the town centre. Barnstaple 10 miles.  
Tiverton 18 miles.

An individual and impressive family home offering exceptionally spacious and versatile accommodation.

- 4 Double Bedrooms (2 ensuite)
- Adaptable & Flexible Accommodation
- Dining Room
- Gardens
- Council Tax Band 'E'
- Impressive Kitchen/Dining/Living Space
- Large Sitting Room
- Utility Room
- Garage & Parking
- Freehold

Guide Price £495,000

## Situation

Barnclose occupies a tucked away position in the heart 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

Barnclose is a bespoke, detached house built in 1981 by a highly respected local builder and is offered for sale for the first time in 43 years. This impressive and attractive bay-windowed property offers exceptionally spacious family accommodation with 4 double bedrooms and generous reception space. The spacious accommodation offers flexibility in its allocation, if desired; the downstairs bedroom and ensuite wetroom would be perfect for someone with mobility issues or combined with the utility and rear hallway, could provide ancillary accommodation. Alternatively, it could provide a self-contained home office or consultation space, with independent access through the rear hallway. The property is presented in excellent decorative order, complemented by low maintenance gardens, garage and parking.





### Accommodation

The fully glazed front door, is set within a large and welcoming entrance porch, opening into the bright ENTRANCE HALL with staircase leading-up/storage beneath, further large storage cupboard and CLOAKROOM with WC, basin and heated towel rail. The impressive, KITCHEN & BREAKFAST ROOM enjoys a double-aspect, including a south facing bay window and extends to approximately 21'11" providing a fantastic and contemporary, family living space. The KITCHEN has been designed with a peninsula island/breakfast bar and is fitted with a comprehensive range of white base units, contrasting worktop over and complemented by matching wall units, integrated appliances and fittings include; high-level, double fan-oven/grill. inset 4-ring electric hob with stainless steel splashback and extractor hood over, Bosch dishwasher, 50/50 fridge/freezer, 1½ bowl ceramic sink. The DINING AREA provides multiple options for eating and entertaining; either seated at the breakfast bar, or space for a large dining table and/or a more relaxed seating area. A door from the kitchen leads to the REAR HALLWAY with door to back garden and door to the UTILITY ROOM fitted with a light worktop with inset 1½ bowl ceramic sink/drain, cupboards and space/plumbing for white goods beneath, wall-mounted cupboards/shelving, space for American style fridge/freezer and wall mounted boiler. A further door from the rear hallway opens to BEDROOM 4, a double room with ENSUITE WETROOM comprising; open shower, basin and WC. The spacious SITTING ROOM with large bay window extends to approx. 21'11" a large open arch leads into the family DINING ROOM, with a triple aspect and double doors opening to the private, back garden.

The staircase leads up to a large, double aspect, galleried landing, 3 double bedrooms and family bathroom. BEDROOM 1 is a double room, with ENSUITE SHOWER ROOM; comprising; large shower cubicle, basin, bidet, WC and heated towel rail. BEDROOM 2 is exceptionally spacious, approx. 23' 4" and has the benefit of a double aspect. BEDROOM 3 is a double room, fitted with wardrobes/storage cupboards.

### Outside

A pair of large, ornate, iron gates, within a pillared entrance lead to a brick-paved driveway, offering parking for multiple vehicles. The driveway is bordered by large, pretty, raised beds, planted with a variety of mature shrubs, bushes and flowering plants, steps lead up to the elevated terrace, enjoying a southerly aspect and plenty of space for a table and chairs, with a small area of grass to the side. There is a single garage with the up/over electric door opening onto the private lane, with separate pedestrian door from the terrace. Attached to the west end of the house is a secure office/store room with power/light.

The pretty, walled back garden offers complete privacy and is predominately paved with ease of maintenance and year-round usability in-mind. At its centre, the focal point is a large pergola with paved terrace beneath, perfect for entertaining. The garden is bordered by well-tended raised beds, planted with a large variety of flowering and climbing plants, shrubs and large bushes, small areas of lawn, pond and a further water feature. Attached to the west side of the house is a brick-built garden store, on the east side, a path with gate leads to the front garden.

### Services & Additional Information

All mains service are currently connected. gas central heating via radiators. uPVC double glazing throughout. 'Standard' & 'Superfast' broadband is available (Ofcom). Mobile phone coverage is 'likley' at the property (Ofcom). Solar P.V array on roof.

### Viewing

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01769 572 263.

### Directions

From South Molton town square, with Stags office on your right, proceed in a westerly direction and follow the road into South Street, after approx. 0.15 miles, at the crossroads, turn left, signed 'Mill Street', after a very short distance, just before the turning for Williamson Way, turn left into a private lane where Barn Close will be found at the end on the left, with parking in front of the house.

what3words///tanked.electric.hamsters





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		73	81
EU Directive 2002/91/EC			

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Approximate Area = 2024 sq ft / 188 sq m  
 Garage = 209 sq ft / 19.4 sq m  
 Stores = 91 sq ft / 8.4 sq m  
 Total = 2324 sq ft / 215.8 sq m  
 For identification only - Not to scale

**First Floor**

**Ground Floor**

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Stags. REF: 1122372