



For identification only  
Not to be relied upon



# Ashley House & Building Plot

# Ashley House & Building Plot

Paradise Lawn, South Molton, Devon, EX36 3DJ

A Very Short Walk to Town Square Barnstaple 10 miles

Tiverton 18 miles

An impressive Victorian villa with walled gardens, occupying an exclusive mews setting with a building plot for a 3-bedroom detached house.

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

Guide Price £749,950

## 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. The building plot has approved planning permission for a 3-bedroom detached house and is accessed independently from North Street



### 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 the building plot to the proposed parking area for two vehicles.

### The Building Plot

The higher walled garden, behind the coach house, has been granted planning permission for the purposes of residential development by North Devon Council (Planning Reference Number: 73699). Permission has been granted for the construction of a 3-bedroom, detached house with gardens and parking, the plot has direct access via a gated entrance onto North Street. Construction of the property has been completed upto dpc level, including being connected to mains drainage. If desired, the plot could be repurposed and put to an alternate use (stp), or perhaps used to provide additional gardens and parking. A future owner may choose to sell the building plot independently, there is no restriction. Using the postcode or the reference number provided, all plans and applications can be viewed via the North Devon Council website.

### Services & Additional Information

All mains services 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.

### Viewings

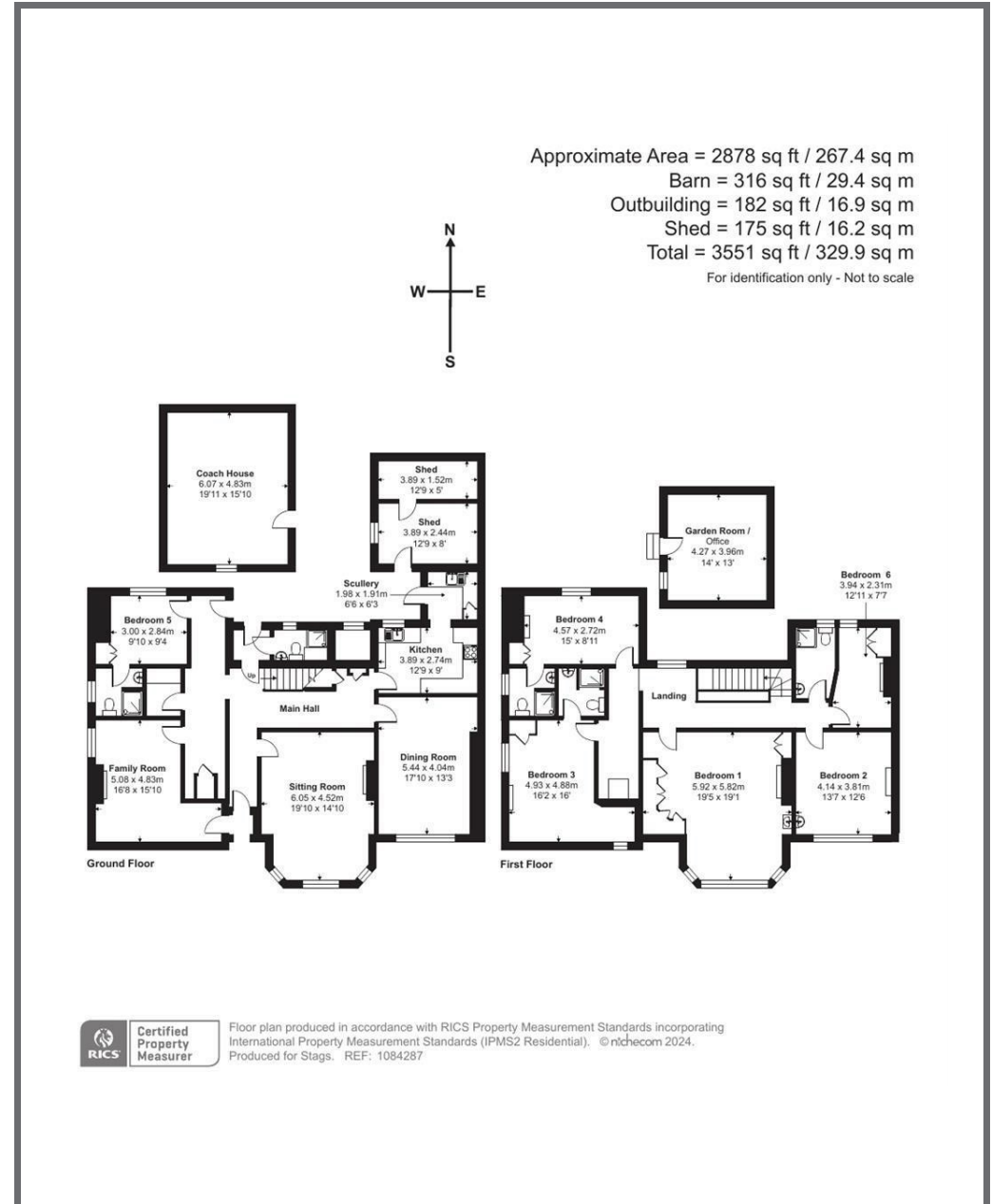
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### 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](http://what3words:///backpack.giant.dusters)



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		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	

29 The Square, South Molton,  
EX36 3AQ

south-molton@stags.co.uk

01769 572263



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