



Oakford House

Oakford House, North Molton, South Molton, EX36 3EW



North Molton 0.5 mile South Molton 3 miles
Barnstaple 12 miles

An imposing detached property
with further development
potential in an attractive setting
close to North Molton

- Spacious house with further development potential (stp)
- Beautiful setting and outlook
- Living Room and Dining Room
- Kitchen/Breakfast Room
- 3 Double Bedrooms and Bathroom
- Tremendous scope for additional accommodation (stp)
- Large gardens and paddock
- Total about 1.13 acres.
- Council Tax Band D
- Freehold

Guide Price £575,000

Situation

Oakford House is located in an attractive valley setting on the western outskirts of the very sought after village of North Molton. The thriving village offers a very good range of amenities including primary school, public house, two churches, community shop, garage/petrol station and excellent sports club. Whilst the village lies close to the boundary of Exmoor National Park to the east, the village is also easily accessible with the A361 (North Devon Link Road) just over two miles away which provides a direct route to the regional centre of Barnstaple and to Tiverton and beyond to the M5 (J27).

The local market town of South Molton is just three miles and offers a full range of social, shopping and banking facilities and schooling to secondary level. The boundary of Exmoor National Park is only two miles away and the famous North Devon coastline with some of the best beaches in the country is also within easy reach by car.

Description

Oakford House is an imposing detached property, formerly a farmhouse and attached cottage. In the 1980s the cottage and part of the original farmhouse were extensively renovated to provide the current living accommodation, including a new roof to the whole of the property. The remainder of the original farmhouse is as it was and offers tremendous scope for additional accommodation or to create a property for dual family occupation, subject to the necessary consents being obtained.

Accommodation

An enclosed PORCH leads into a STAIR HALL with a door off to the left into the double aspect SITTING ROOM with a lovely outlook across the gardens and an attractive fireplace with a wood burning stove on slate hearth. Off the stair hall to the right is a DINING ROOM with a stone fireplace with a slate hearth and a wood-burning stove and display cupboard to the right. The KITCHEN/BREAKFAST ROOM is fitted with a range of base and wall units, stainless steel single drainer sink unit with mixer tap, larder cupboard and a Rayburn Royal set in front of a concealed inglenook fireplace. Off the kitchen there is a REAR HALL with a door into a SHOWER ROOM/WC and a door into the UTILITY ROOM with stainless steel sink unit with cupboards below, wall mounted cupboards and door into the GARAGE.

On the first floor the LANDING serves THREE DOUBLE BEDROOMS with the largest room having two double built in wardrobe cupboards, walk in airing cupboard and further walk in storage. The BATHROOM is fitted with a panelled bath, pedestal

washbasin and close coupled WC. All the rooms have a lovely outlook over the gardens and beyond.

Outside

To the front are large lawned gardens on two levels with an area of planted flowerbeds at the southern end. There is also a good sized parking and turning area to the side of the house that also leads to the GARAGE. To the rear of the house is an area of woodland.

There is a range of traditional stone BARNs which are currently used for storage and small stabling. It is considered that these barns have considerable potential for conversion to alternative uses (stp). Set across the country lane from the house is a PADDOCK with the whole property amounting to 1.13 ACRES.

The Old Farm House

Attached to the northern end of the house is the former FARMHOUSE. It is effectively a 'shell' but it has been re-roofed. It offers huge potential (stp) to create additional accommodation to enlarge the existing accommodation or to create an additional self-contained unit that would meet dual-family needs or similar.

Services and Additional Information

Mains electricity. Private water supply (borehole) and private drainage system (septic tank and soakaway, compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.)

Heating via night storage heaters and wood-burning stoves.

Mobile coverage is 'Likely' from O2 and Vodafone (Ofcom). Standard and Ultrafast Broadband are available (Ofcom).

Viewing

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

Directons

From the North Devon Link Road (A361) on the edge of South Molton, take the exit signposted to North Molton. Follow this road through the valley for approximately two miles and just before North Molton turn sharp left at Oakford Cross signposted to West Buckland and Brayford. Continue down this road for a short distance and Oakford House will be found on the right.

what3words Ref: limes.tomato.racks



Approximate Gross Internal Area = 190.0 sq m / 2045 sq ft
 Old House = 54.9 sq m / 591 sq ft
 Total = 244.9 sq m / 2636 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114852)

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
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(55-68) D	(49-54) E	(35-48) F	(2-34) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		92	46

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