



Former Builder's Yard and Morwenna







For identification only  
not to be relied upon





# Former Builder's Yard and

South Molton, Devon, EX36 3LL

A361 (North Devon Link Road) 0.3 miles Barnstaple 11 miles Tiverton 18 miles

A unique opportunity to acquire a former builder's yard together with an excellent detached house in a highly accessible location on the outskirts of South Molton

- Spacious detached House
- Fitted kitchen and utility room
- Excellent garaging, parking and enclosed gardens
- Extensive adaptable outbuildings (over 4,500 sqft)
- Council Tax Band E
- Superbly presented throughout
- 3 Reception Rooms and 4 Bedrooms (1 en-suite)
- Large former builder's yard (0.45 acres)
- Total site amounting to 0.60 acres
- Freehold

Guide Price £780,000

## Stags South Molton

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## SITUATION

The property is situated on Pathfields Business Park on the northern edge of the traditional and thriving market town of South Molton with a junction on the A61 (North Devon Link Road) only a short distance away. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The A361 (North Devon Link Road) bypasses the town and provides an excellent link to Barnstaple and the North Devon coast to the west and the M5 (J27) and Tiverton Parkway train station (London Paddington approx. 2 hours) to the east. The boundary of Exmoor National Park is only 5 miles away.

## DESCRIPTION

On the market for the first time in about 50 years due to retirement, the sale of Morwenna and the former builder's yard presents a unique opportunity. The house is spacious and superbly presented throughout and has been a family home for a generation. The house is complemented by enclosed gardens, parking and excellent garaging.

The commercial aspect of the site is strong, with the yard, amounting to just under an acre itself, also having a range of adaptable buildings and only being a stone's throw from the A361.

The house and yard together offer vast potential for other commercial uses (subject to gaining the necessary planning consents).

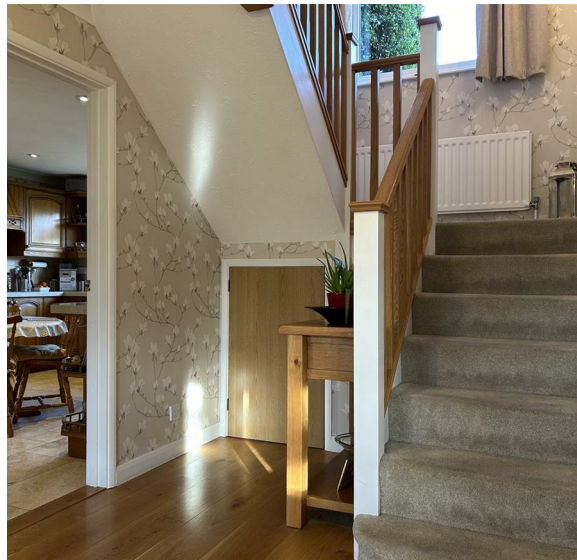
## ACCOMMODATION

Part glazed double doors lead to the ENTRANCE LOBBY with parquet flooring, glazed door and side panels leading into an ENTRANCE HALL with engineered oak flooring, under stairs cupboard and stairs to the first floor. The triple aspect LIVING ROOM has a fireplace with a slate hearth and wood-burning stove and sliding patio doors to the rear garden. Also accessed from the hall is a separate DINING ROOM also has engineered oak flooring and a door into the kitchen. The KITCHEN/BREAKFAST ROOM has a travertine tiled floor and is fitted with a range of matching oak fronted wall and base units with worktops over, 1½ bowl ceramic sink with mixer tap, integrated dishwasher and fridge, 4 ring electric hob with hood over and tall unit with microwave and double electric oven. Off the kitchen is a SIDE HALL with door to outside and doors to a double aspect SNUG/STUDY, CLOAKROOM with WC and wash basin and a UTILITY ROOM with space for white goods, stainless steel sink and plumbing for washing machine, internal door to the garage and door to outside.

On the FIRST FLOOR, the galleried LANDING has a large airing cupboard and doors off to 4 BEDROOMS and a FAMILY BATHROOM. BEDROOM ONE is a double room with fitted bedroom furniture and a fully-tiled EN-SUITE SHOWER ROOM with underfloor heating and fitted with a modern suite. BEDROOM TWO is a double room with built-in wardrobe cupboards. The fully-tiled FAMILY BATHROOM has a large shower cubicle, panelled bath, vanity wash basin, WC, heated towel rail and underfloor heating. BEDROOMS 3 AND 4 are both double rooms with fitted wardrobes and dressing tables.







## OUTSIDE

To the side of the house is plenty of parking and a detached DOUBLE GARAGE with power and light. There is a further GARAGE integral to the house. Enclosed gardens lead around the house on three sides and comprise lawned and paved areas with mature planted borders.

## THE BUILDER'S YARD

Sharing the wide entrance off the road with the house, a secure, steel gated entrance leads into the yard. The yard area is fully concreted with a 7 bay materials bunker at the far end. The main building comprises a part rendered and large two storey stone BARN. On the ground floor there is a large open ROOM (51'5 x 20') incorporating a staff toilet and store. There are two further internal BAYS each measuring 21'5 x 8' and a LEAN-TO (27'5 x 7'). Stairs lead up to the FIRST FLOOR open ROOM (71'3 x 22'3).

At the southern end of the building is an ENTRANCE LOBBY and stairs to an OFFICE (16'7 x 10'4 (max)).

Adjacent to the main building is an open-fronted, four bay SHED (48' x 26'6) of timber-framed and concrete block construction.

In total the whole property extends to about 0.60 ACRES.

## SERVICES AND FURTHER INFORMATION

House - Mains electricity and water, private drainage system (septic tank and soakaway) Oil-fired central heating via radiators, under-floor heating to the bathroom and en-suite shower room. Broadband up to superfast is available. Mobile coverage from EE, Three and O2 is 'likely' (Ofcom).

Builder's yard - As above plus 3 phase electricity connected.

Rateable Value for Yard/Workshop - £13,750

## VIEWING

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

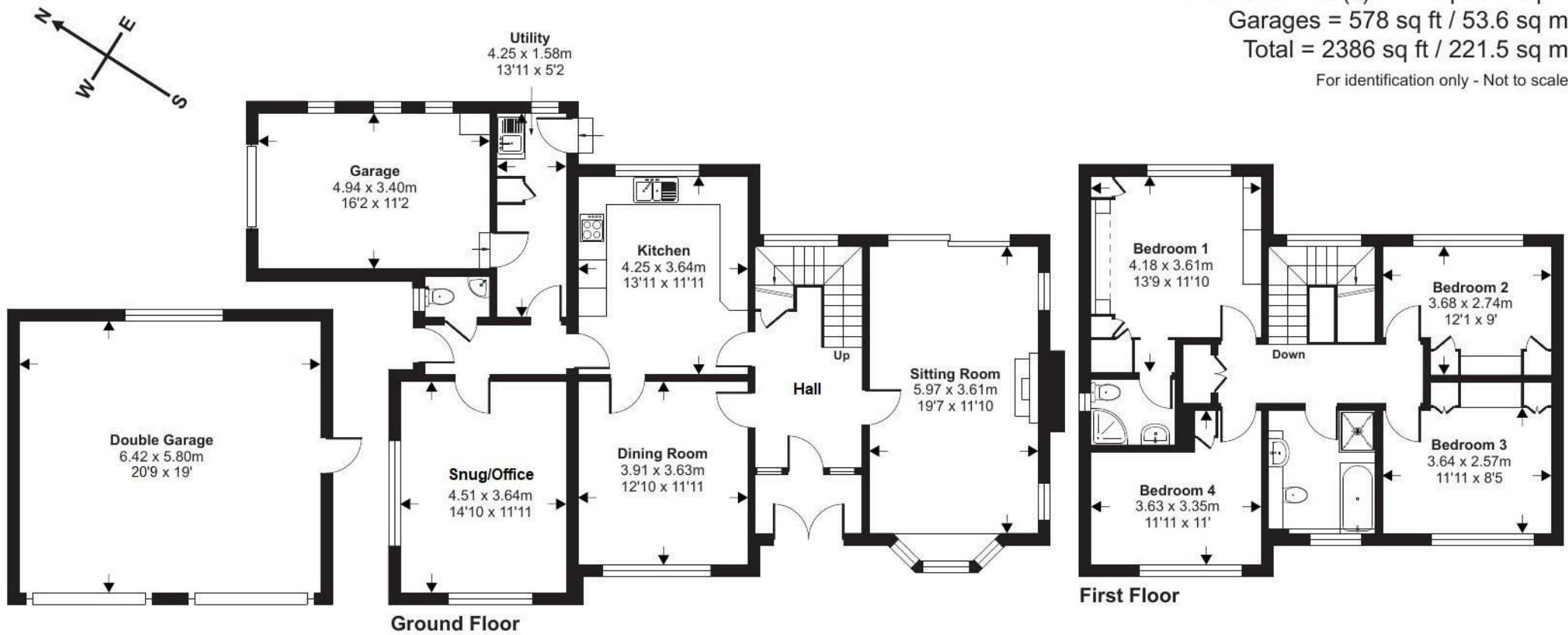
## DIRECTIONS

From the A361 at Borners Bridge junction roundabout on the northern outskirts of South Molton take the exit signposted to South Molton/Pathfields Business Park. After a short distance take the first right turn into Pathfields Business Park. Continue on this road and Morwenna and the former builder's yard will be found on the right.

What3words Ref: parsnip.fully.crass



Approximate Area = 1797 sq ft / 166.9 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Garages = 578 sq ft / 53.6 sq m  
Total = 2386 sq ft / 221.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1216480



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</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		
England & Wales		EU Directive 2002/91/EC







