



Eastwood











# Eastwood

Bishops Nympton, South Molton, Devon, EX36 4PB

Bishops Nympton 1 mile South Molton 3.5 miles

A superbly situated agricultural/equestrian property centred on a spacious period farmhouse together with a good range of adaptable outbuildings, all set centrally within an attractive holding of south-facing pasture with river frontage.

- Superb Equestrian Property
- Four Reception Rooms
- Excellent range of adaptable outbuildings with potential (stp)
- Lovely run of south facing pasture in a ring fence
- Freehold
- Spacious Period Farmhouse (not listed)
- 6 Bedrooms (master with dressing room and en-suite)
- Extensive stabling and sand school
- Total about 46.42 acres
- Council Tax Band F

Guide Price £1,500,000

## Stags South Molton

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### Situation

Eastwood is set in a stunning rural location in the centre of its own land and has a superb outlook over the Crooked Oak valley. Although set in a tucked away location the village of Bishops Nympton is only a mile to the east and offers a community shop/post office, village hall, Church and primary school. The local market town of South Molton is about three miles and provides an excellent range of further amenities including a wide variety of shops, schooling to secondary level and Sainsbury's supermarket. The A361 provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park, renowned for its spectacular scenery and excellent opportunities for walking, riding and fishing and the impressive North Devon coastline with its steep cliffs and wide sandy beaches are also within easy reach by car.

### Description

On the market for the first time in a generation, Eastwood presents a wonderful opportunity to acquire a superbly located and attractive farmstead, beautifully set within its own land. The period farmhouse has been considerably extended by the current owners to create a spacious family home. They have also utilised the existing buildings to create an excellent equestrian unit but the property could equally lend itself to alternative uses such as a smallholding or similar. The range of traditional buildings also offers considerable potential for conversion, subject to gaining the necessary consents.

### Accommodation

A stable style back door leads into the SIDE HALL with a tiled floor and a shelved larder cupboard. Also off the side hall is a CLOAKROOM with pedestal wash basin and WC and a UTILITY/BOOT ROOM fitted with a range of modern units, stainless steel sink and space and plumbing for washing machine. The double aspect KITCHEN/BREAKFAST ROOM is fitted with oak-fronted wall and base units, 1½ bowl stainless steel sink with mixer tap, space for dishwasher and fridge, oil fired Rayburn Royal for cooking and hot water and electric cooker point with hood over. The DINING ROOM has a bay window overlooking the front gardens and a large stone fireplace. The large, double aspect SITTING ROOM also has a large stone fireplace with wood-burning stove and slate hearth and a bay window to the front provides a lovely outlook. Off the sitting room is a double aspect SNUG with an impressive inglenook fireplace with bread oven and wood burner, window seat and creamer niche. Off the snug is a large room currently used as a STUDY/OFFICE with a door to the outside. Set in between the sitting and dining rooms is a front ENTRANCE HALL with stairs to the first floor.

On the FIRST FLOOR the LANDING has a airing cupboard and doors off to the SIX BEDROOMS and FAMILY BATHROOM. The MASTER BEDROOM has wonderful views and four fitted wardrobes. An archway leads through to a DRESSING ROOM with two built-in wardrobes and on to an EN-SUITE BATHROOM with a panelled bath, large shower cubicle, vanity wash basin, WC and heated towel rail. There are FIVE FURTHER BEDROOMS (4 doubles and 1 single) and the FAMILY BATHROOM is fitted with a panelled bath with shower over, WC, pedestal wash basin and heated towel rail.

### Outside

Eastwood is approached over its own long driveway that leads down to the farmstead and to a large parking area to the side and rear of the house. On the south-side there are enclosed gardens, mainly laid to lawn, interspersed with mature shrubs and trees.







### The Buildings

Set across from the house is an excellent range of traditional and more modern buildings, mainly utilised for equestrian use but with much potential for other uses.

A stone/cob, part two storey former THRESHING BARN (55' x 16'9") incorporating a TACK ROOM at the lower end and a WORKSHOP (18'9" x 17'5") at the higher end. Tucked in behind is a STABLE (12' x 12'). A two-storey STONE BARN provides two further stables (15'9" x 10') and a lean-to stable (16' x 8'). Opposite is a single storey stone BARN with two stables (each 11'11" x 11'7") and a store room.

A general purpose SHED (72'x 60') also houses NINE FURTHER STABLE and has plenty of space for general storage. Adjoining on the southern side is a purpose-built run of SIX STABLES (all approx. 12' x 11'6"). In total there are currently 20 STABLES in all. Fully-enclosed SAND SCHOOL (36.5m x 16.5m) with a sand/rubber surface.

To the east of the farmhouse lies a single storey OUTBUILDING (21' x 18'5").

### The Land

Eastwood is beautifully set within a ring-fenced block of gently-sloping, south-facing pasture land divided into a number of enclosures. A stream bisects the land and feeds a pond towards the southern edge of the farm where there is a lovely run of river meadow with long frontage on the Crooked Oak river.

In all, Eastwood extends to 46.42 ACRES.

### Agent's Note

A public footpath runs East to West across Eastwood, just north of the farmstead.

### Services and further information

Mains electricity, private spring water supply and private drainage (mini treatment plant installed 2023). Oil fired Rayburn for cooking and hot water. Night storage heaters. Mobile phone coverage is likely (outside) from all major providers. Standard broadband is available (Ofcom).

### Viewing

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

### Directions

From South Molton leave the town via East Street on the B3227. After about half a mile take the first, unsignposted right turn onto a country lane. Continue along this lane for just over two miles and the entrance to the property will be found on the right.

If approaching from Bishops Nympton, proceed out of the village along West Street and continue for about one mile whereupon the entrance to the property will be found on the left.

What3words Ref: shunning.flock.sprays






Approximate Area = 3341 sq ft / 310.3 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). © nchecom 2025. Produced for Stags. REF: 1263068



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| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>85</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            | <b>13</b> |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           |   |
|   |           | EU Directive 2002/91/EC  |







