



---

West Park



## West Park, Bottreaux Mill, South Molton, EX36 3PS



South Molton 8 miles Dulverton 9 miles

Located in a very tucked away setting within its own land, a charming 3/4 bed period cottage with a very useful range of adaptable buildings.

- Grade II Listed Period Cottage
- Very private and tucked away setting
- Living/Dining Room
- Fitted Kitchen
- Shower Room
- 3/4 Bedrooms
- Useful Buildings offering much potential to extend (stp)
- About 2.22 Acres in all
- Freehold
- Council Tax Band C

Guide Price £635,000

### Situation

West Park is situated in a delightful rural position, tucked away and accessed along the route of the old Barnstaple to Taunton railway line near Bottreaux Mill and has no immediate neighbours. Bottreaux Mill is a hamlet set in the southern foothills of Exmoor and is ideally located for riders and walkers, being just a short distance from open moorland at Anstey Common and Molland Common and with a choice of many local bridleways to follow. Although only a relatively short distance from the moor, the property is conveniently placed for access to the local market town of South Molton to the west, Dulverton to the east and to Tiverton and the M5 (J 27) to the east where there is also a railway station on the Paddington Line.

### Description

Primarily of stone/cob construction under a slate roof, West Park is a Grade II listed building and according to the listing is believed to date from the mid 17th century with later alterations and additions. Adjoining the house on both sides is a range of useful barns that have considerable potential to extend the existing accommodation and in particular the barn adjoining to the east which, with the required consents, would make a wonderful, large kitchen/dining room.

### Accommodation

The front door leads into a BOOT ROOM with further door into the HALL which has a door into a STUDY/BED 4. The LIVING/DINING ROOM is a lovely room with feature inglenook fireplace with brick and slate hearth, bread oven and wood burning stove. A deep bay has plenty of room for a dining table. The double aspect KITCHEN has a tiled floor and is fitted with a range of modern units with solid oak worktops, Belfast sink with mixer tap, space and plumbing for washing machine, fitted Neff electric oven and matching wall mounted cupboards. The rear HALL has a door to the outside, a shelved larder cupboard and a door through to a WET ROOM with electric shower and screen, wash basin and WC.

From the living room a door and and a feature turning staircase leads to the FIRST FLOOR LANDING with a shelved recess. BEDROOMS ONE and TWO are both double rooms and BEDROOM THREE is a single room. There is a small, tiled SHOWER ROOM and a CLOAKROOM with WC and vanity wash basin.

### Outside

The property is approached over a driveway that leads up to the farmstead. Adjoining the cottage on the eastern end is a BARN which offers much potential to add to the existing accommodation. Adjoining the western end is a BARN and a

FORMER SHIPPON with a LOG STORE and FREEZER ROOM attached to the front. Forming an 'L' shape at the western end are TWO STABLES. To the other side of a YARD is a modern, timber-framed GENERAL PURPOSE SHED with an LEAN-TO to the rear with feed barriers.

The farmstead is set within a block of mainly level PASTURE LAND with the whole amounting to 2.22 ACRES.

### Services

Mains electricity, private water via a borehole, private drainage (septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection). LPG central heating via radiators. Standard broadband is available. Mobile phone coverage is limited. (Ofcom).

### Viewing

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

### Directions

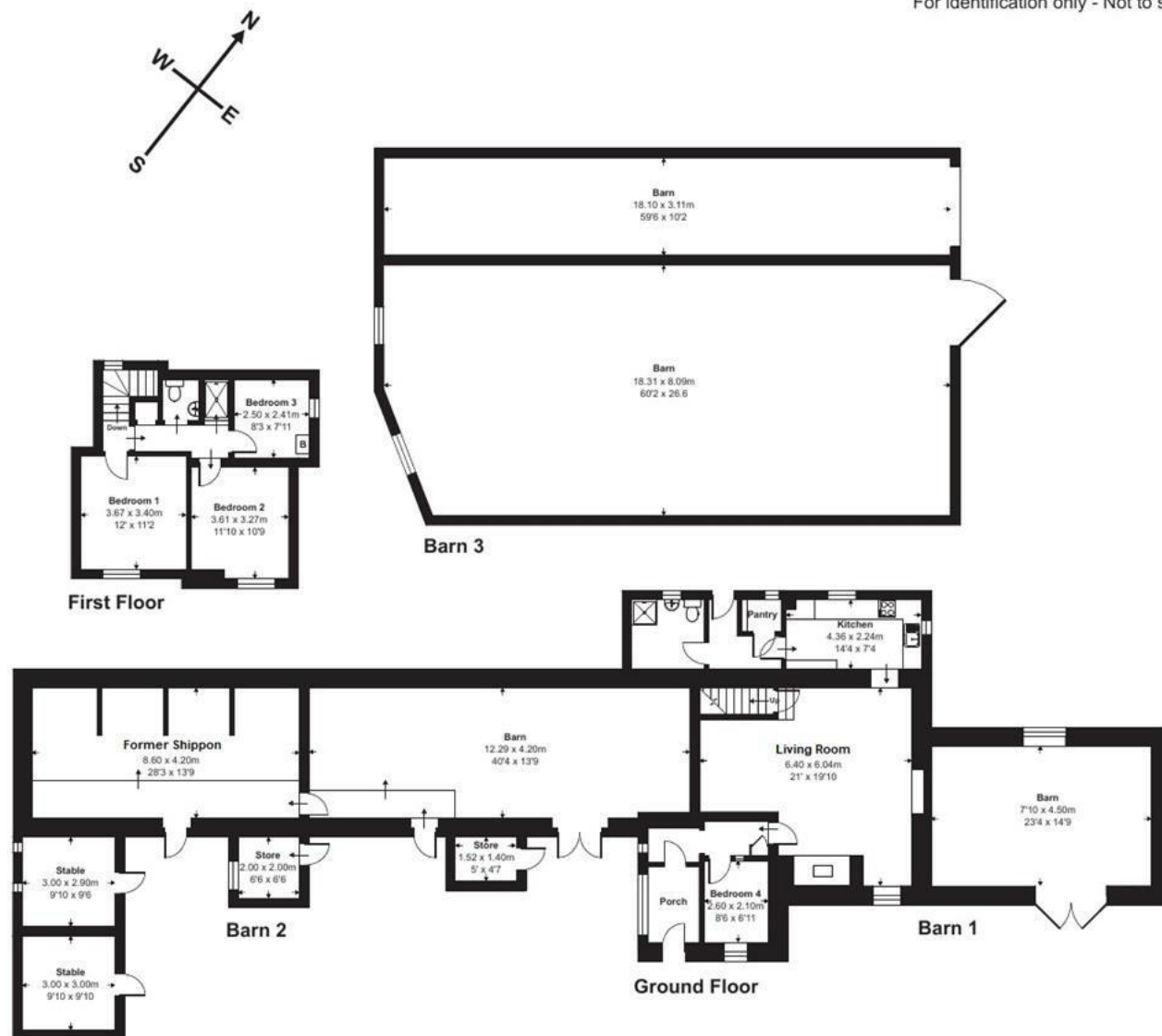
From South Molton take the B3226 east out of the town and at Bish Mill Gate roundabout take the 3rd exit onto the A361 towards Tiverton. Continue for about one mile and take the left turn back onto the B3227 towards Bampton. Shortly at the next roundabout take the first exit and continue on the B3227 for just over two miles and take the left fork at Bullaford Gate towards Oaktree Fishery. Continue on this country lane for just under a mile and turn left at Bommertown Cross towards Bottreaux Mill. Continue down the hill and before the railway bridge turn right onto a private lane signed to West Barton. Continue on this lane, keeping left at West Barton, and continue along the previous route of the former railway line for about half a mile and the property will be found on the left.

What3words Ref: convey.miracle.majoring





Approximate Area = 1276 sq ft / 118.5 sq m  
 Outbuildings = 3865 sq ft / 359.1 sq m  
 Total = 5141 sq ft / 477.6 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). © ncthecom 2025. Produced for Stags. REF: 1243700

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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 EU Directive 2002/91/EC		

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London