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Blakesville



Exmoor National Park 1 mile South Molton  
3 miles Barnstaple 13 miles

A very appealing and beautifully presented property in a very sought after village close to Exmoor

- Very Popular Village
- Spacious Accommodation
- Beautifully Presented Throughout
- Sitting and Dining Rooms
- Kitchen/Breakfast Room
- 5 Bedrooms
- 2 Bathrooms
- Garage and Garden
- Freehold
- Council Tax Band E

Guide Price £465,000



#### Situation and Amenities

Blakesville is set towards the western end of The Square in the very popular village of North Molton, which sits on the south western foothills of Exmoor National Park and only five minutes from the A361 North Devon Link Road. The village has a thriving community and offers an excellent range of amenities including a community shop, primary school, village hall, garage, sports club and public house along with many groups and societies. The local market town of South Molton is approximately three miles and provides an excellent range of further amenities including a good range of shops, schooling to secondary level, banking facilities, weekly stock and pannier markets and 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. The boundary of Exmoor National Park, renowned for its spectacular scenery and excellent opportunities for walking, riding and fishing, is about a mile and a half from the property and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

#### Description

Blakesville is a very appealing house which has been remodelled and beautifully refurbished by the current owner with much thought and care has been taken in presenting the house to an excellent standard throughout. There is an enclosed, south-facing garden with a fine outlook across the village and a garage.

#### Accommodation

An open porch and front door leads into an ENTRANCE LOBBY with tiled floor and plenty of room for boots and coats. A part glazed door leads into the spacious main HALL with tiled floor, dado panelling, stairs to first floor, door to rear and door to CLOAKROOM with WC and pedestal wash basin. The DINING ROOM has a deep bay window to the front and picture rail. The SITTING ROOM also has a deep bay window and picture rail, Victorian cast-iron fireplace with open grate and decorative tiled inserts, timber surround and mantel and an alcove to the side. The KITCHEN/BREAKFAST ROOM has a tiled floor and glazed double doors lead directly to the garden. A large former fireplace now houses an ESSE four oven range cooker with induction hob to side. There is a good range of bespoke fitted wall and base units with granite worktops, dual bowl sink with mixer tap and waste disposal. Integrated appliances include a concealed fridge and Fisher & Paykel dishwasher. Central island with oak

worktop and marble insert. The fully-tiled UTILITY/WET ROOM has a mixer shower and is fitted with modern wall and base units, ceramic sink with mixer tap and two plate induction hob. A door leads into the GARAGE with further store room to the rear.

On the FIRST FLOOR there is a spacious GALLERIED LANDING with fine views and an inner landing with airing cupboard. There are FIVE BEDROOMS. BEDROOM 1 is a double room with a superb, fully-tiled EN-SUITE BATHROOM has a return door to the landing and is fitted with a superb contemporary suite. BEDROOM 2 is a double room with a well-fitted EN-SUITE SHOWER ROOM. BEDROOM 3 has a fine outlook to the rear and an EN-SUITE WC. BEDROOM 4 is a double room and BEDROOM 5 is a single room.

#### Outside

Adjoining the south side of the house and leading directly from the hall and kitchen is an oak-framed and glass roofed VERANDA. The fully enclosed, walled rear garden is mainly paved for ease of maintenance and has a fine outlook over the village. There is also a vegetable garden with raised beds, greenhouse and a timber framed garden shed. To the front of the house there is plenty of un-restricted parking and access to the GARAGE.

#### Services and further information

Mains electricity, water and drainage. Oil-fired central heating via radiators. Mobile - Likely from all major providers (Ofcom). Broadband - Standard and superfast available (Ofcom).

#### Viewing

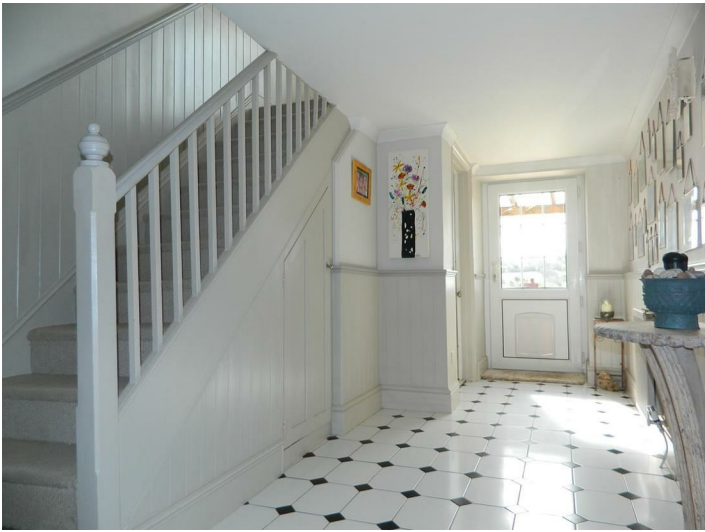
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 5782263.

#### Directions

From the North Devon Link Road (A361) just to the north of South Molton take the turning towards North Molton. Follow this road for about 2½ miles and continue into the village. Turn left next the village garage and continue along this lane and up the slight hill to the T junction. Turn right and the property will be clearly seen on the right.

What3words Ref: mankind.dreaming.celebrate

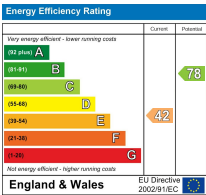








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