



Blacklands







Blacklands

Meshaw, South Molton, Devon, EX36 4NG

Witheridge 5.5 miles South Molton 7 miles A361 5 miles

A highly attractive and privately located period farmhouse with extensive mature gardens, ancillary accommodation, useful outbuildings and pasture land

- Very privately set at the end of its own lane
- Highly attractive Grade II listed farmhouse
- 4 Reception Rooms
- 4 Double Bedrooms (3 En-Suite)
- Beautifully landscaped gardens with ponds
- Outbuildings with potential (stp)
- Ancillary accommodation and shepherd's hut
- Total about 20 Acres
- Freehold
- Council Tax Band E

Guide Price £1,175,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



Situation

Blacklands is set in a peaceful and beautifully private rural location at the end of its own driveway. Although rurally situated, this ancient farmhouse is only four miles from the A361 (North Devon Link Road) which leads to Junction 27 of the M5 Motorway and Tiverton Parkway Station from which London Paddington is only two hours away. Both Blundell's and West Buckland Schools are within easy reach.

The village of Meshaw is nearby and the historic local market town of South Molton with its excellent Pannier Market and secondary school is 7 miles away. Witheridge provides the closest village amenities which include village stores/post office, church, primary school, public house and sports club.

Description

Believed to be for sale for only the third time in 130 years, Blacklands is centred upon a fine Grade II listed stone and cob farmhouse that has been sympathetically and imaginatively improved by the current owner to what is a very appealing period house. Although having undergone significant improvement over recent years to provide modern amenities, the property still retains much of its original character.

The house forms part of a farmstead of traditional and modern buildings which are adaptable to a wide variety of uses (stp) and there is a large, beautifully landscaped mature garden with stone walls and ponds. A good run of south-facing pasture land completes this very attractive package.

Accommodation

A cobbled path and open PORCH with period front door leads into a hallway which is open to the LIBRARY with its heated Delabole slate flagstone floor, exposed stone walling and fireplace with wood-burning stove. A staircase leads to the first floor and an adjacent door leads into a CLOAKROOM with panelled walls, WC and wash basin. Off the hall, a door to the left leads into the beautiful PARLOUR with its original limeash floor, large inglenook fireplace and a shelved alcove. An original door leads through to the DINING ROOM with heated tiled floor, window seat and wood-burning stove. A fine oak door leads into the large KITCHEN with heated tiled floor, oil-fired 4 oven Aga There are units with timber worktops and storage over and dual-bowl stainless steel sink. There is a connection for a dual fuel range in a former fireplace and a turning stone staircase to the first floor. An opening leads through to the BREAKFAST/GARDEN ROOM with its stunning outlook through its wide window outlook over the garden, ponds and waterfall. Double doors lead to the outside and dining patio.

On the FIRST FLOOR there are FOUR DOUBLE BEDROOMS and TWO BATHROOMS.

The MASTER BEDROOM is a stunning room partly incorporating the ancient roof structure in its high vaulted ceiling with fibre-optic star lighting and oak flooring. Through an oak door is an impressive EN-SUITE BATHROOM with oak floor, central freestanding antique roll-top claw footed bath, wash basin, WC and a large contemporary glass screened shower with Czech & Speake rainfall shower and fittings. Leading off the en-suite is LARGE BEDROOM 3/DRESSING ROOM with an outstanding outlook over the gardens and fitted with a range of bespoke, hand-built fitted wardrobes. A further small dressing area with hanging rail leads down through an oak door and secondary staircase to the kitchen.

Off the landing at the top of the main staircase is the large MAIN GUEST BEDROOM with Victorian fireplace and conserved original floorboards. Oak steps and a door lead to an EN-SUITE BATHROOM with panelled bath with shower over, wash basin and WC. The delightful BUNK BEROOM has two hand-built bunks forming two single beds.

Gardens

The house is surrounded by gardens that extend to about 2.50 acres and form an exceptionally attractive feature of the property. A large pond and waterfall form the focal points of an extensive area of lawns. Three further linked ponds and stream can be found in the garden together with a wide variety of mature specimen trees. An apple arch leads off a croquet lawn down past stone monoliths to a fruit orchard of apples and plums. In addition there is a rendered hen house and fenced run together with a cider apple orchard. The gated original domed well house still stands in the garden.





Outbuildings

Adjoining the eastern end of the house is a stone and cob former THRESHING BARN (50' x 18') and open ROUNDHOUSE with its massive original engine beam. The barn is connected to the main house via a large oak door from the library and incorporates a very useful STORE ROOM. From this room steps lead down into the cobble former stable with access to the front yard through a solid oak door. All these areas offer much scope for extending the existing accommodation (stp). In fact, these buildings have previously had planning permission, granted in 2001, for conversion and incorporating into the main house though this has now lapsed.

Opposite the house is a stone and slate BARN, incorporating on the ground floor a SINGLE GARAGE/WORKSHOP, BOILER ROOM, wood-pellet HOPPER ROOM and LAUNDRY ROOM fitted with a range of units, sink unit, plumbing for washing machine and vent for dryer.

Set to the rear is a modern agricultural BUILDING (59' x 22') with a LEAN-TO (59' x 20').

The Hayloft and Cidermakers Cabin

The Hayloft in the first floor of the barn opposite the house has been adapted to form highly insulated ADDITIONAL ACCOMMODATION with panelled vaulted ceilings throughout. Stairs lead up to a KITCHEN AREA with fitted shelving, stainless steel sink unit, cooker point and space for fridge. There is a large LIVING/DINING ROOM with an oak floor and a separate BEDROOM with a panelled SHOWER ROOM/WC.

The Cidermakers Cabin is tucked away in a corner of a paddock below the house and was hand-built with many bespoke features to form very delightful holiday accommodation. It provides a useful income and receives wonderful reviews.

The Land

The farmstead itself lies at the end of a long driveway and within a ring fence of south-facing land which is mainly down to pasture and is suitable for grazing or mowing. A stream runs along the southern boundary and there are water troughs in the fields. In total the property extends to about 20 ACRES.

Services and other information

Mains electricity augmented by solar panels installed in 2021. Private (borehole) water and private drainage (septic tank and soakaway). Biomass Ekofen wood pellet boiler providing heat and hot water to both the house and Hayloft. There is a ring main laid around the garden with various electrical connection points available. Piped water goes to various points in the garden, fields and to Cidermakers Cabin. Broadband - Currently through a 4G mast. Fibre cables have been laid along the public road at the end of the drive.

Mobile coverage - 4G

Viewing

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

Directions

From South Molton take the B3137 south out of the town and continue on this road for about 5.5 miles, passing through the villages of Alswear and Meshaw. Soon after Meshaw at Gidley Cross turn left towards Rose Ash and Knowstone. Continue for about 1.3 miles and at Harps Corner turn left towards Meshaw. Stay on this lane for just under a mile and the entrance to Blacklands will be found on the left.

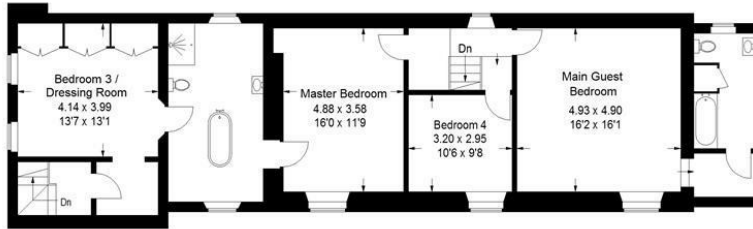
What3words Ref: below.gambles.passwords

Approximate Gross Internal Area = 295.6 sq m / 3182 sq ft

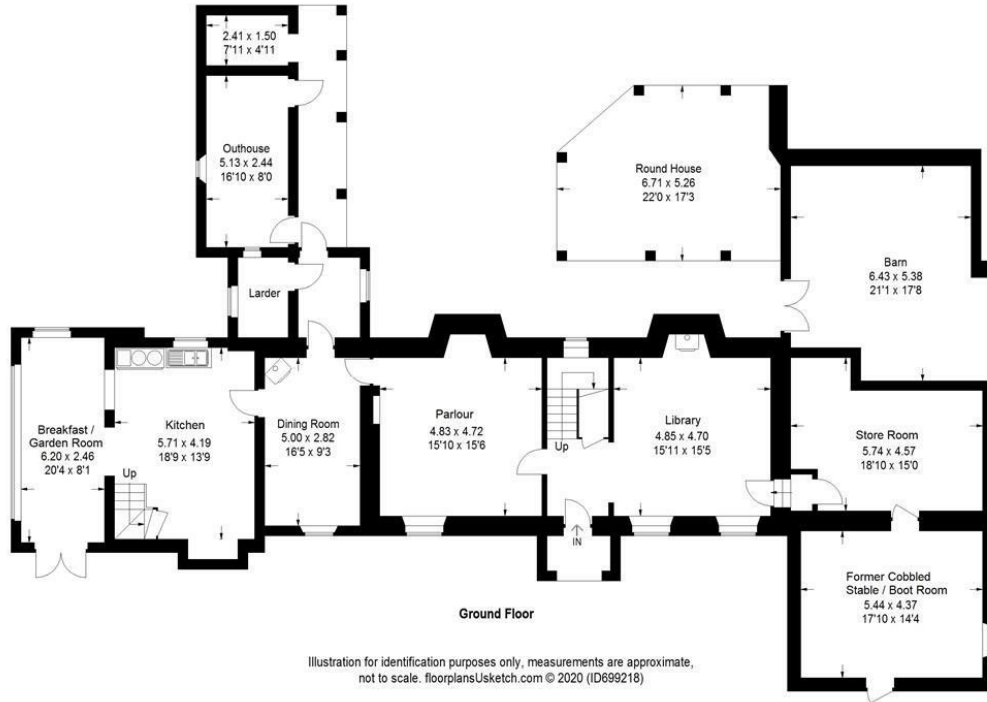
Outhouse = 17.4 sq m / 187 sq ft

Barn = 35.4 sq m / 381 sq ft

Total = 348.4 sq m / 3750 sq ft

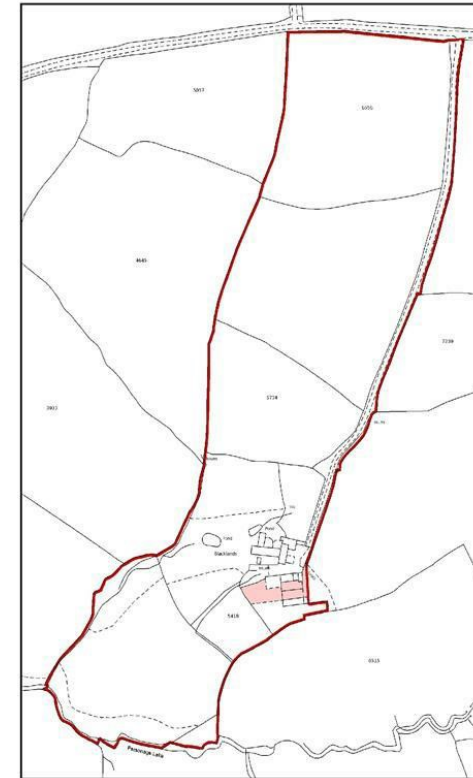


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © 2020 (ID699218)



For identification only
Not to be relied upon



STAGS

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.



