



Honeycomb House







Honeycomb House

7 Old Workhouse Drive, South Molton, Devon, EX36 3FW

A Very Short Walk to daily amenities Barnstaple 10 miles Tiverton 18 miles

A bespoke and exceptionally spacious property offering superior family accommodation.

- 4 Double Bedrooms
- Kitchen / Dining Room
- 3 Bath / Shower Rooms
- Double Carport
- Council Tax Band 'E'
- 25ft Living Room
- Utility Room
- Secure Garden
- Available With no Onward Chain
- Freehold

Offers In Excess Of £425,000

Stags South Molton

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Situation

Honeycombe House stands proudly in this exclusive development, set towards the North-Western edge of the market town of South Molton. Situated at the heart of North Devon, South Molton is known as the 'Gateway to Exmoor'. To the unfamiliar, North Devon is an exceptionally unspoilt part of the county and widely known for its stunning scenery and natural 'Picture Postcard' beauty. The region is not only renowned for its outstanding and award-winning beaches with their vast expanses of golden sands but also for its plethora of enchanting and quaint villages, lush, rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

The market town of South Molton offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town bustles when the 'national award winning', popular twice weekly pannier and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

Description

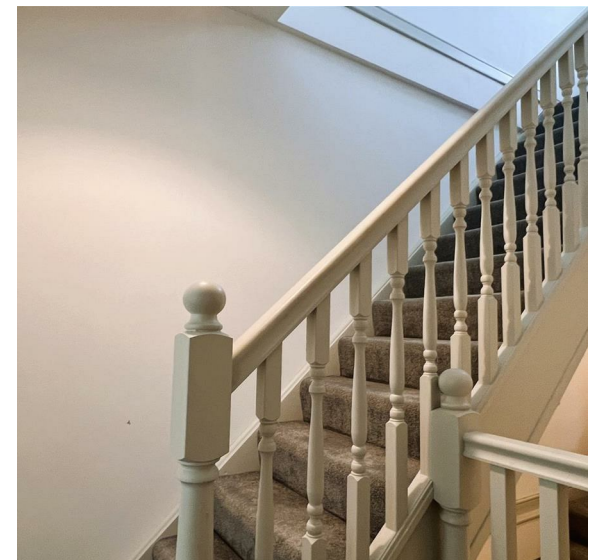
Honeycomb House is one of a clutch of just 15 bespoke homes in this exclusive development, dating from the turn of Victorian era it once formed part of 'new South Molton Union workhouse' but was latterly known as the home of 'Quince Honey Farm' (1978-2019). Of stone construction beneath a slate roof, the house was completed in 2021 having been painstakingly remodelled and renovated to an exacting standard, it now effortlessly combines the traditional with the contemporary. This beautiful family home offers well-considered and highly prized family accommodation including; large kitchen/living space, 25ft living room, both rooms with double doors to the dining terrace, 4 double bedrooms and 3 bath/shower rooms. The house is complemented by a low maintenance, practical garden and double carport. The property has the benefit of a Grade II listing and is available with no onward chain.

Accommodation

The front door opens into the spacious KITCHEN / DINING / BREAKFAST ROOM, a much sought-after contemporary living space and is appointed with a comprehensive range of stylish grey units, contrasting worktop and matching wall units, a large, central island/breakfast bar with seating for 3, fitted appliances include; 5-ring induction hob/ceramic splashback/extractor hood over, twin high-level Bosch fan-ovens, fridge/freezer, 1½ sink/drain, dishwasher, wine fridge, space for large dining table, space for further white goods and double doors opening to the dining terrace. The impressive 25'5" LIVING ROOM enjoys a westerly aspect with double doors opening to the rear terrace, the generous proportions offer plentiful space for seating and dining. The UTILITY ROOM is fitted with a range of light units, worktop over and matching wall units, stainless steel sink/drain, space for washing machine and WC. A central hallway allows access to all downstairs accommodation, staircase to first floor and large understairs storage cupboard.

The staircase leads up to the FIRST FLOOR with large central landing, further staircase to second floor, 3 bedrooms and 2 bath/shower rooms. BEDROOM 2 is a large double room, enjoying a double aspect with fitted wardrobe/storage. BEDROOM 3 is also a large double, with fitted storage and westerly aspect. Bedroom 4 is a double room with a westerly aspect. The FAMILY BATHROOM is lavishly furnished with large, deep oval bath, large basin with vanity unit beneath, double shower and WC. The SHOWER ROOM is furnished with a double shower, basin with vanity unit beneath and WC.

The staircase leads to the SECOND FLOOR opening to the MASTER BEDROOM, lavishly appointed in a 'boutique' style, with double aspect and fine, far-reaching views across the town to the rolling countryside beyond. This impressive room (278ft²), will effortlessly accommodate a superking bed and has a screened dressing area with open his/hers wardrobes and shelving. The ENSUITE SHOWER ROOM comprises; double shower, basin with vanity unit beneath. WC and contemporary grey tiling.





Outside

The garden is at the back of the property and enjoys a much sought-after 'southerly aspect'. The garden is predominantly laid to artificial grass, with ease of maintenance in mind and presents a future owner with a blank canvas and the potential to create an oasis of colour. The dining terrace is accessed from the kitchen and living room, offers privacy and is the perfect space for entertaining when the weather allows. There is a garden shed and double gates give allow alternate/independent access. to the garden. At the front of the house is double carport.

Services & Additional Information

All mains services are currently connected.

Central heating: Underfloor heating for all floors.

'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom)

Mobile phone coverage from the major providers is 'Likely' and/or 'Limited'.

The communal areas are maintained by a management company, the cost is currently £125 per quarter

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01769 572 263.

Directions

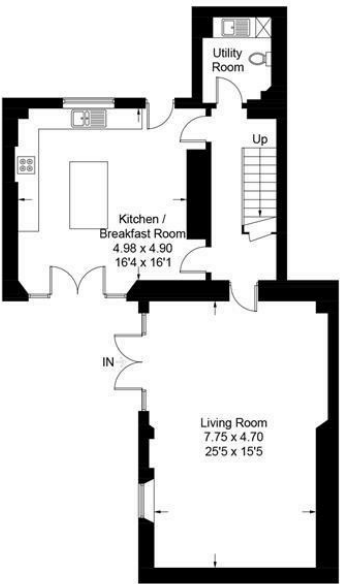
From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into 'Barnstaple Street' and then 'North Road' for approx. 0.2 miles, passing the crossroad signed West St/North St. passing the first unsigned road on the left and turn left at the second unsigned road on the left, follow this road as it bears to the left, then to the right and through an archway immediately on your right and park in the carport. Honeycomb house will be found in the bottom right of the landscaped courtyard. what3words///polar.soda.manuel



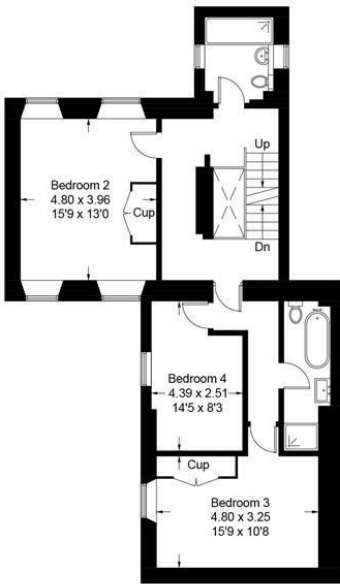
Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217373)



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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





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