



Vicarage Lodge

Vicarage Lodge, North Road, South Molton, Devon, EX36 3RA



Town Centre 0.5 mile Barnstaple 10 miles

A former lodge on the edge of the town set within a large plot of gardens and grounds

- Detached former lodge house set in a large plot
- Well-presented accommodation
- Sitting Room
- Kitchen/Dining Room
- Utility Room and Cloakroom/Shower Room
- 2 Double Bedrooms and Shower Room
- Enclosed Mature Gardens
- Plentiful Parking
- Council Tax Band B
- Freehold

Guide Price £310,000

Situation

Vicarage Lodge is set on the edge of the traditional and popular market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place. The recently improved A361 bypasses the town and provides good access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Believed to have been constructed in 1624 and of rendered stone construction under an artificial slate roof, Vicarage Lodge is a well-presented detached property set within a relatively large plot of gardens and grounds that offer complete privacy and plenty of parking.

Accommodation

A part-glazed front door leads into an enclosed PORCH with a further door into a STAIR HALL. To the left is the double aspect LIVING ROOM with a stone fireplace with slate tiled hearth, wood burning stove and decorative timber surround and mantel. To the other side of the stair hall is the KITCHEN/DINING ROOM which is also a double aspect room with a tiled floor and fitted with a modern range of units with oak worktops, wall units, Belfast sink with mixer tap, integrated fridge and a Rangemaster dual-fuel range cooker with hood above. The UTILITY ROOM has a part-glazed door to the outside and has a 1½ bowl stainless steel sink unit with mixer tap, plumbing for washing machine and solid fuel Rayburn. The REAR HALL has a fitted pantry cupboard, store cupboard, door to outside and door into the CLOAKROOM/SHOWER ROOM with a tiled floor, WC, pedestal wash basin, corner shower cubicle and heated towel rail.

On the FIRST FLOOR there are TWO DOUBLE BEDROOMS and a SHOWER ROOM with corner shower cubicle, WC, pedestal wash basin and heated towel rail.

Outside

To the rear, vehicular access is provided through double gates to a large parking area for 3/4 cars. The fully-enclosed gardens are well-maintained and comprise an area of lawn, raised flower beds and a sheltered, decked area for outside dining. There is a polytunnel with a kitchen garden to the rear, and a pair of timber framed garden sheds, one of which has power and light connected and is used as a workshop. To the front, a wrought iron pedestrian gate and a slate path with planted flower beds either side leads to the front door. Steps lead up to a further area of kitchen garden, sheltered by natural hedging.

Historical planning permission

Planning permission was granted in July 2006 for a first floor extension to allow for an additional bedroom. This permission has now lapsed.

Services and further information

Mains electricity and water, private drainage system (understood to be septic tank and soakaway - compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.). Oil-fired central heating via radiators. Mobile - Coverage provided from all major providers (Ofcom). Broadband - Standard, superfast and ultrafast available (Ofcom).

Viewing

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

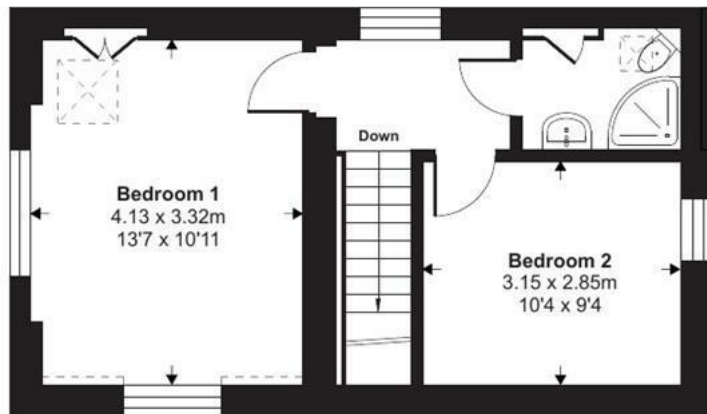
Directions

From South Molton Town Square proceed west out of the square signed towards Barnstaple (A361). Continue along Barnstaple Street and continue straight on at the crossroads towards Barnstaple. Continue along this road and the property will be found as the last property on the right hand side.

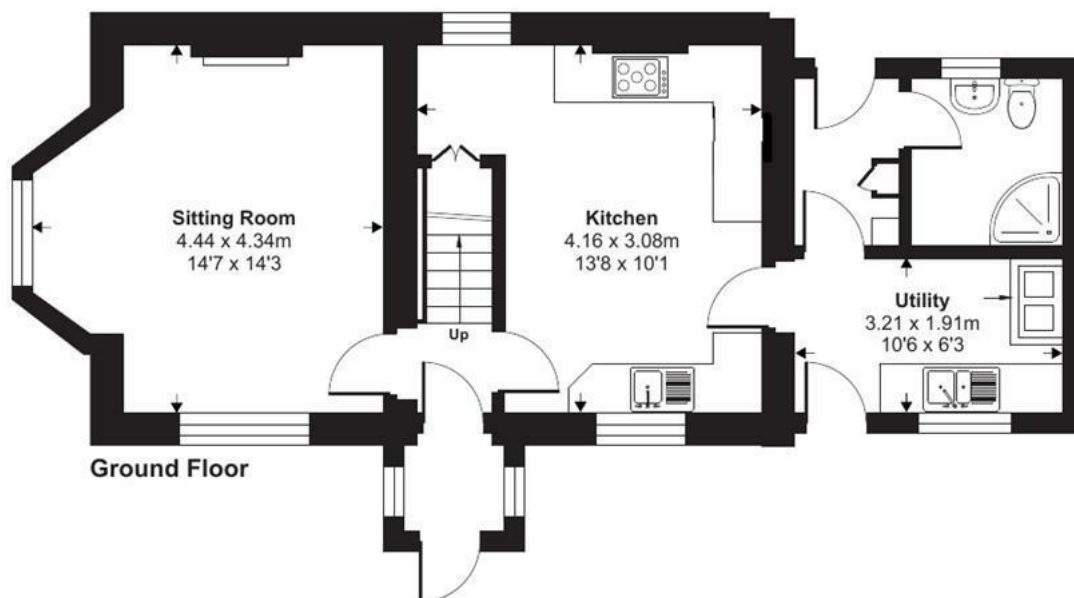
What3words Ref: relaxing.encloses.mattress



Approximate Area = 950 sq ft / 88.2 sq m
 Limited Use Area(s) = 2 sq ft / 0.1 sq m
 Total = 952 sq ft / 88.3 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1320105

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) 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