



Molland Cross Cottage







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Chulmleigh, Devon, EX18 7EF

Chulmleigh 4 miles South Molton 7 miles

A well-presented and spacious detached house with a very useful and adaptable outbuilding and an excellent holding of pasture land

- Excellent smallholding opportunity
- 2 Reception Rooms
- Utility/Boot Room
- Adaptable Outbuilding (Currently housing 5 stables)
- Council Tax Band D
- Well-presented detached house
- Kitchen/Breakfast Room
- 4 Bedrooms (Master En-Suite)
- Total about 5.18 Acres (Extra land available)
- Freehold

Guide Price £699,950

Stags South Molton

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Situation

Molland Cross Cottage is set in a pleasant rural location only four miles from the charming small town of Chulmleigh which offers excellent day to day facilities including medical centre, post office, shops, church, chapel, primary and senior schooling and a popular 18 hole short golf course. The larger market town of South Molton is about 8 miles and offers a further and wider range of amenities. The A361 (North Devon Link Road) is approximately 7.5 miles away at Moortown Cross, making the property easily accessible to Tiverton and the M5 (J 27) where there is also Tiverton Parkway railway station on the Paddington line. The Cathedral City of Exeter is about 26 miles. The renowned North Devon coastline with extensive sandy beaches at Saunton, Croyde and Woolacombe is within easy reach by car.

Description

Primarily of rendered stone and block construction under a slate roof, Molland Cross Cottage is a fine smallholding centred on a well-presented period house offering spacious, four bedroom accommodation and is set together with a very useful and adaptable outbuilding that currently houses stabling and a good block of level pasture land. An additional 3.88 acres of similar land is adjacent and is available by separate negotiation if required.

Accommodation

The back door leads into an enclosed PORCH with tiled floor and plenty of room for coats and boots. A door leads into a large UTILITY ROOM with a tiled floor and fitted with a range of modern units with worktops over, stainless steel sink, space for washing machine and other white goods. Off the utility is a HALL with stairs to first floor, under-stairs cupboard and a doors into a CLOAKROOM with WC and wash basin and a FREEZER ROOM fitted with a range of wall-mounted cupboards. The KITCHEN/BREAKFAST ROOM also has a tiled floor and is fitted with a range of modern units with worktops over matching wall units, stainless steel sink, space and plumbing for dishwasher and space for fridge. There is a former fireplace recess with an electric cooker point. The DINING ROOM has a fireplace with a tiled hearth and wood burning stove and the SITTING ROOM is a triple aspect room with sliding glazed doors to the outside, corner brick fireplace with slate hearth and wood burning stove.

On the FIRST FLOOR there are FOUR BEDROOMS with the master bedroom enjoying fine views over the land included with the property and an EN-SUITE SHOWER ROOM fitted with a modern suite. The FAMILY BATHROOM has a panelled bath with shower over, WC and pedestal wash basin.





Outside

The property is approached over a gated entrance and concrete driveway that leads to a parking and turning area and to the attached GARAGE. There is also an area for parking accessed directly from the country road that passes the southern boundary if required.

Paved areas adjoin the house and to the eastern side there is an area of mature, mainly lawned garden with vegetable beds and a polytunnel. To the other side of the driveway is a fruit cage.

The main outbuilding comprises a DUTCH BARN (60' x 20') which is open to a LEAN-TO (60' x 21') with a concrete floor. Along one wall is a run of FIVE STABLES that have been more recently used for storage and kennelling. To the rear is a fenced DOG RUN.

The Land

The land included with the property comprises predominantly level pasture land in a single enclosure with a water trough. The property extends to about 5.18 ACRES with a further 3.88 ACRES of similar land adjacent which is available by separate negotiation.

Services

Mains electricity and water, newly installed private drainage system. Oil-fired central heating via radiators.

Broadband - Standard available (Ofcom).

Mobile - Coverage is available through all major providers (Ofcom).

Viewing

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

Directions

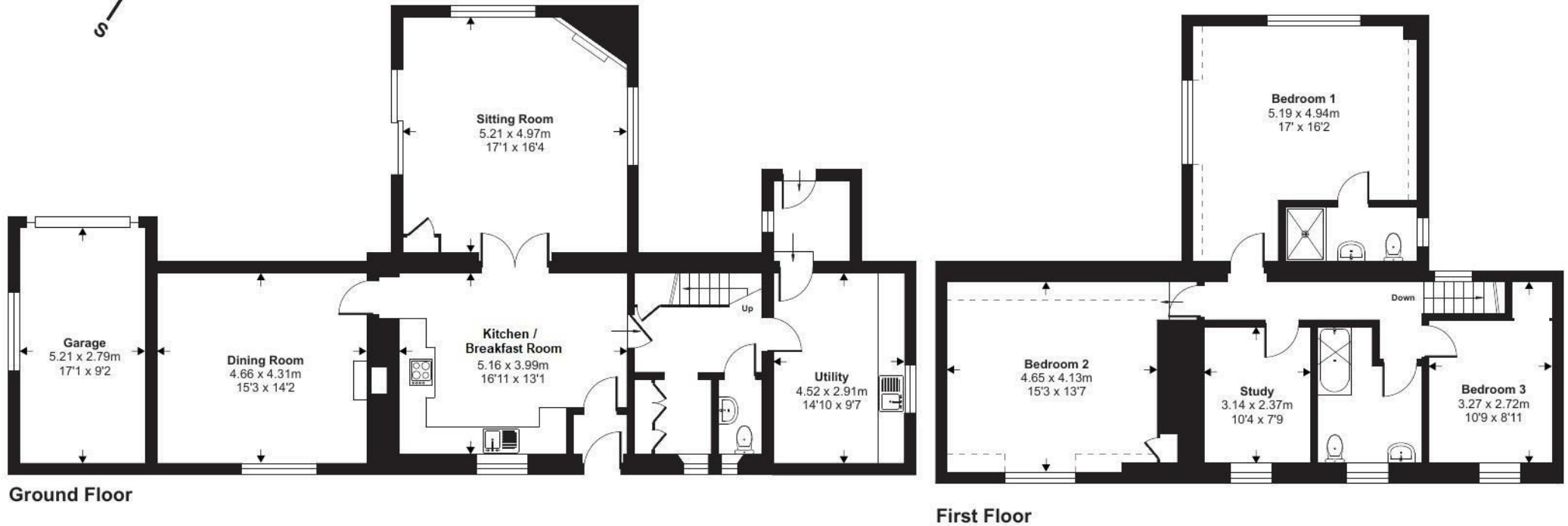
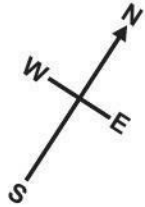
PLEASE NOTE THE POSTCODE DOES NOT LEAD DIRECTLY TO THE PROPERTY.

From South Molton take the B3137 out of town towards Witheridge. Drive through the small villages of Alswear and Meshaw and after a further mile or so turn right at Gidley Cross signed to Chulmleigh and Chawleigh. Continue on this road for two miles and the property will be seen on the right. Take the right turn immediately before the cottage and then the immediate left into the driveway.

What3words Ref: insolvent.grain.parrot

Approximate Area = 1913 sq ft / 177.7 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 2116 sq ft / 196.4 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). © nichecom 2025. Produced for Stags. REF: 1320419



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



