



6 Old Workhouse Drive

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



A short walk to the town centre Barnstaple 10 miles.

Forming part of an exclusive development, a spacious mid-terrace house offering superior accommodation

- Open plan kitchen/living/dining area
- Cloakroom
- Two double bedrooms (one en-suite)
- Family Bathroom
- Manageable front and rear gardens
- Double car port
- Freehold
- Council Tax Band C

Guide Price £300,000



Situation

6 Old Workhouse Drive is set towards 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 South Molton community woodlands and recreation ground, totalling 24 acres are also only a short walk from the property and offer a wonderful open space to enjoy.

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.

Historical Note

Grade II listed and built at the turn of Victorian era in 1837, the property was originally known as the 'New South Molton Union Workhouse' but more commonly and affectionately known as the home of Quince Honey Farm between 1978-2019. The development forms part of the 'South Molton Heritage Trail', is steeped in local history and is woven into the fabric of the town. Number 6 was originally the dining room of the workhouse where the residents would congregate for meals.

Description

6 Workhouse Drive forms part of an exclusive residential development, quietly set yet within easy walking distance of the town centre. Since 2020 the original workhouse buildings have undergone extensive conversion and sympathetic remodelling by reputable local builders to create a wonderful collection of bespoke homes.

Accommodation

The front door leads into the entrance LOBBY with space for coats and open to a HALL which has stairs rising to the first floor and a CLOAKROOM with WC, wash basin and boiler cupboard. The high ceiling of the LIVING AREA gives it a very light and airy feel. The kitchen area has matching wall and floor units with worktops over, 1 1/4 bowl ceramic sink unit with mixer tap, Neff gas hob, integrated dishwasher and oven with hood over. A tall unit houses an integrated fridge freezer and larder cupboard. A utility cupboard has space and plumbing for washing machine with worktop over and small cupboard to the side. Glazed double doors lead to the rear garden. There is ample space for a dining table and the sitting area has

two part shelved alcoves.

On the FIRST FLOOR there are TWO DOUBLE BEDROOMS with the largest BEDROOM 1 being big enough to be sub-divided to form an extra bedroom if required. The FAMILY BATHROOM is fitted with a modern suite of panelled bath with thermostatic shower over and screen, WC, wash basin with vanity mirror over and heated towel radiator. BEDROOM TWO has an EN-SUITE SHOWER ROOM with large cubicle with thermostatic shower, WC, large wash basin and heated towel radiator.

Outside

A path leads from the parking area, through a gate into the front garden planted with a lovely range of shrubs and flowers, two apple trees and a paved area. Timber bin store.

The rear garden is enclosed by timber fencing with a back pedestrian gate and is planted with a variety of mature shrubs and trees in a cottage garden style which provide a good level of privacy. The garden is designed with a short path leading to another area with a steel pond.

Parking for two cars is provided in the CAR PORT opposite the house.

Services and further information

All mains services currently connected. Central heating - underfloor to the ground floor and radiators to the first floor.

Mobile - Coverage available from all major providers (Ofcom).

Broadband - Standard, Superfast and Ultrafast available (Ofcom).

There is a maintenance charge of £486 per annum for the upkeep of the communal areas.

Viewing

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

Directions

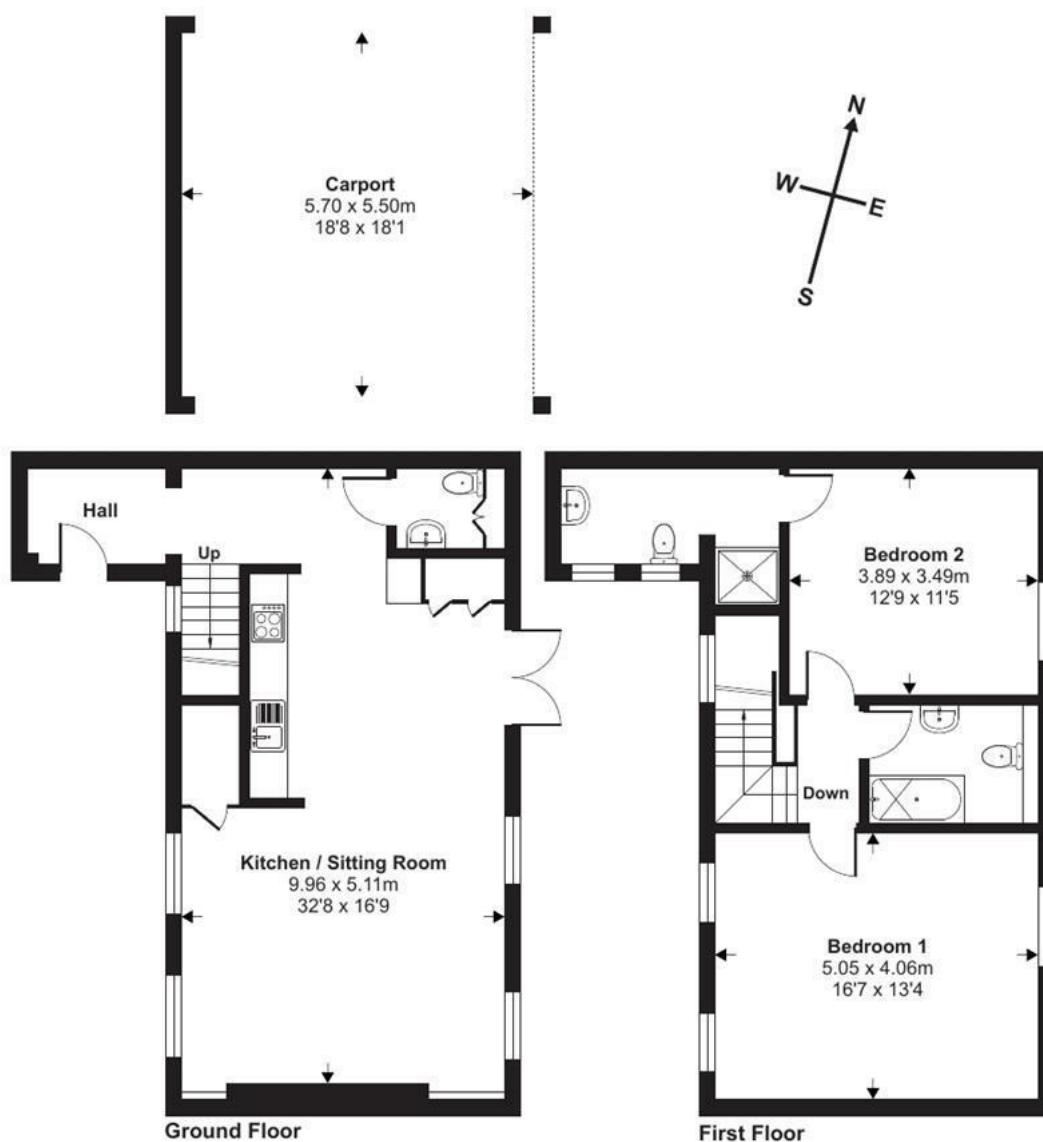
From South Molton square head in a northerly direction out of the town on North Road. Continue past the new development and take the left at the end of it. Follow this road round to the left and then turn left through an archway. The row of car ports for the properties will be clearly seen. No. 6 is opposite the carports.

What3words Ref: wordplay.shine.womb



Approximate Area = 1150 sq ft / 106.8 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1320670

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