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West View



## West View, The Square, North Molton, South Molton, EX36 3HP



Exmoor National Park 1.5 miles South  
Molton 3 miles Barnstaple 13 miles

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An exceptional and beautifully presented period cottage in a sought-after village close to Exmoor

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- Beautifully presented period cottage
- Highly sought-after village with excellent amenities
- Close to Exmoor National Park
- Living/Dining Room
- Fitted Kitchen/Breakfast Room
- 2 Bedrooms and Bathroom
- Loft Room/Study
- Front and rear courtyard gardens
- Freehold
- Council Tax Band B

Guide Price £275,000



### Situation

West View is set on the eastern end of the Square in the very much sought after village of North Molton. The village offers an excellent range of village amenities including a very good community shop, good primary school, public house, two churches, garage/petrol station and excellent sports club. The village is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The local market town of South Molton is only three miles and offers a good range of social, shopping and banking facilities and further schooling to secondary level. The boundary of Exmoor National Park is about 1.5 miles from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

### Description

Of part rendered stone elevations under a slate roof, West View is a highly attractive period cottage that has been extensively improved by the current owner to provide a wonderful home, whether it be a permanent dwelling, holiday cottage or weekend retreat. Much care and attention to detail has gone in to presenting the cottage as it now stands with notable features including new timber double glazed sash windows to the front with painted oak shutters.

### Accommodation

A stone PORCH and front door lead into the large LIVING/DINING ROOM with stairs to first floor (with under-stairs storage), two window seats, display alcove and a stone fireplace with a slate hearth. The KITCHEN/DINING ROOM has a vaulted ceiling with remote controlled Velux windows and a feature fireplace and chimney breast. There is an electric Aga and a matching range of modern wall and base units with marble worktops, sink unit with Quooker Tap (instant hot water) and integrated appliances include a washer/dryer, fridge, freezer and dishwasher. Off the kitchen is a CLOAKROOM with WC and wash basin.

On the FIRST FLOOR there are TWO DOUBLE BEDROOMS (one with a wardrobe) and both with an outlook over the village Square. The BATHROOM is tiled to half height and fitted with a excellent suite comprising a cast iron roll top claw foot bath, wash basin, WC, large shower cubicle with rainfall shower and heated towel rail.

On the SECOND FLOOR is a GALLERIED LANDING with space for a desk and a LOFT ROOM which is currently used as an OFFICE SPACE/STUDY and has fine views to the rear over the village.

### Outside

To the front, slate capped stone walls, railings and a gate enclose a slate paved garden area. To the rear and accessed directly from the kitchen is an attractive, stone walled COURTYARD GARDEN with a raised bed along one wall. The rear courtyard also has the benefit of further pedestrian access through an adjoining property.

### Services and further information

Mains electricity, water and drainage. Electric central heating.  
Mobile - Good service from all major providers (Ofcom).  
Broadband - Standard and superfast available (Ofcom).  
Parking - Unrestricted parking is available outside the cottage and in the Square. The property is situated in a designated conservation area,

### Viewing

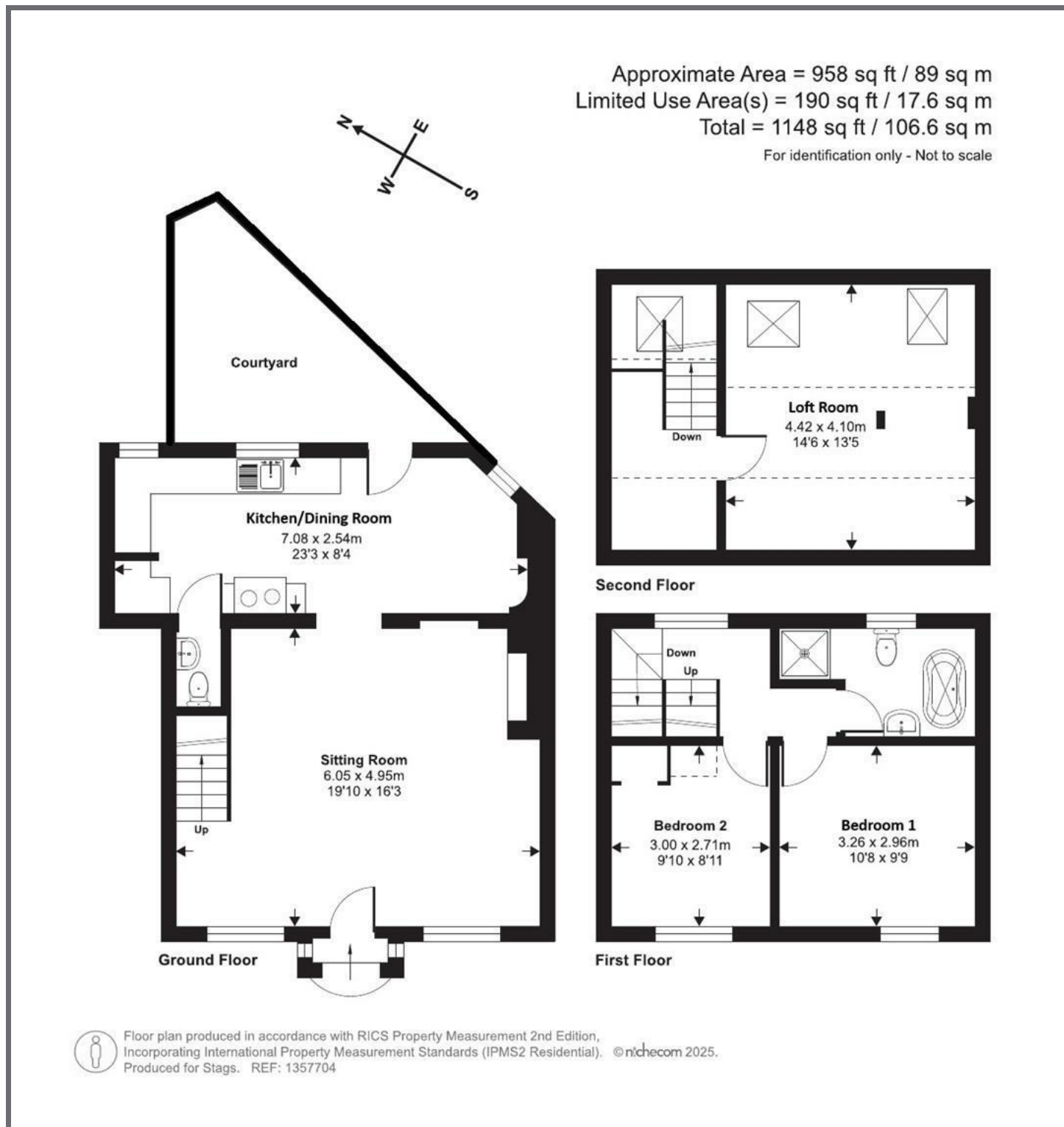
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

### Directions

The cottage is easily found on the eastern edge of North Molton Square, marked with a 'for sale' board.  
What3words Ref: transmit.hilltop.disbanded







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		
(48-54)	E		
(35-47)	F		
(2-34)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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