



The Butchers Arms And Alswear House

The Butchers Arms And Alswear House, Alswear, South Molton, Devon EX36 4LH



South Molton 3 miles Barnstaple 14 miles

A large detached period house with scope for dual family occupation or income from holiday letting

- No Onward Chain
- Currently Two Separate Dwellings
- Studio Apartment
- 7 Bedrooms in Total
- Period Features
- Separate Enclosed Gardens
- Parking
- Income Potential

Guide Price £399,000

Situation

The Butchers Arms is situated in the small village of Alswear, which is only three miles from the popular market town of South Molton. The town has a good range of shopping, social and banking facilities and amenities including schooling to secondary level. Dating from Saxon times, it has some fine buildings, interesting shops, a museum, stock market on Thursdays and a popular pannier market on Thursdays and Saturdays.

The A361 North Devon Link Road bypasses South Molton and provides access to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park is easily accessible and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

Description

The Butchers Arms is an imposing building and as the name suggests was once a public house. The property offers extensive accommodation over three floors with the building currently arranged to provide a two bedroom dwelling on the ground floor with the first and second floor utilised as a spacious, four bedroom holiday cottage which is let out by the current owner. In addition there is also a useful, self-contained studio apartment which could also be let to provide an additional income. The property also offers considerable scope for dual family occupation if required.

The Butchers Arms

Door into PORCH and door into the very large, open plan LIVING/DINING ROOM with oak flooring and exposed ceiling timbers. The living area has an attractive inglenook fireplace with bread oven and multi fuel stove, slate hearth and shelved alcove to the side and further built in bookshelves. The dining area also has a large stone fireplace with fitted cupboards to the side. Steps lead up to BEDROOM ONE, a double room with oak floor. Steps also lead up to an INNER HALL with built in oak cupboard and door off to the KITCHEN which is fitted with a good range of oak fronted cupboards with slate worktop over, stainless steel 1½ bowl sink with mixer tap, integrated dishwasher, dual fuel range cooker with hood over and under stairs storage cupboard. Also off the inner hall is BEDROOM TWO, a double room with oak floor and a BATHROOM with large shower cubicle with mixer shower, panelled spa bath, WC, pedestal wash basin and heated towel rail. The LAUNDRY ROOM houses the oil fired boiler and has space and plumbing for washing machine and other appliances. CLOAKROOM with WC and pedestal wash basin.

Steps lead up to a back door leading to the OUTSIDE, initially with an area of decking and with an adjacent stone storage SHED and further steps lead up to a private area of enclosed garden, mainly laid to lawn with some raised vegetable beds and views over the property.

Alswear House

Door to PORCH with tiled floor and further door into DINING ROOM with fireplace with oil fired Rayburn. Steps lead up to the KITCHEN which is fitted with a range of cream fronted cupboards with wood effect work surfaces, stainless steel sink unit with mixer tap, ceramic hob and electric oven, dishwasher, washing machine and fridge freezer. An INNER HALL has a spacious SITTING ROOM off with fitted

cupboards and views to the front. Good-sized double BEDROOM 3 with fitted cupboard and an adjacent BATHROOM with panelled bath, shower enclosure, WC and pedestal wash basin. Further BEDROOM 4 with EN-SUITE BATHROOM. On the third floor are TWO FURTHER DOUBLE BEDROOMS 5 and 6, both with EN-SUITE BATHROOMS fitted with modern suites and fine views.

Alswear House is independently accessed from The Butchers Arms through its own enclosed garden, mainly laid to lawn with an area of patio and steps to the front door.

Studio Apartment

This can be independently accessed from the side road onto a paved seating area. A door leads into the apartment, with small kitchenette, space for double bed and chairs with mezzanine storage area above and SHOWER ROOM with shower cubicle, WC and pedestal wash basin.

Outside

There is a paved and decked terrace to the rear with steps leading up to an enclosed, lawned garden with raised vegetable beds at the higher end. A pedestrian gate leads onto the road to the side.

To the side and used by Alswear House is an enclosed, mainly lawned garden with a paved area and steps leading to the front door.

Linking the two areas of garden is a STONE OUTBUILDING providing useful storage.

There is allocated parking for 4 cars on the opposite side of the road from the property.

Viewing

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

Directions

From South Molton take the B3137 south out of the town signposted to Witheridge. Continue on this road into Alswear and The Butchers Arms will be found on the left.

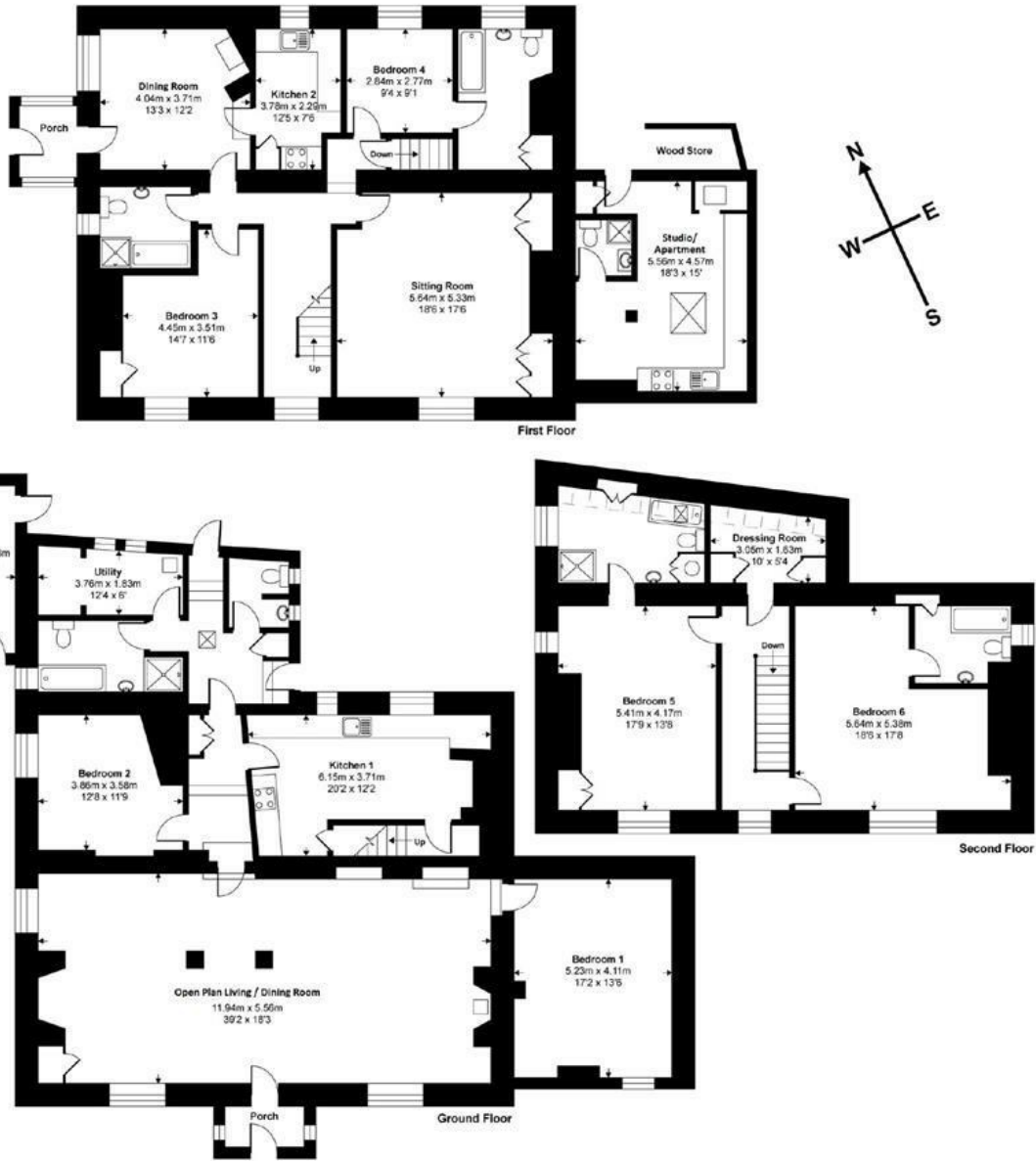
Services

Mains electricity, water and drainage. Oil fired central heating via radiators.



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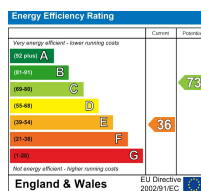
Approx. Gross Internal Floor Area
398.7 Sq Metres 4292 Sq Ft (Excludes Restricted Head Height & Stores)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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