Ley Farm

Old Alswear Road | Queens Nympton | South Molton | North Devon | EX36 4LE

BY DESIGN

Key Features

- Restored Detached Farmhouse
- Self-Contained One-Bedroom Annexe
- Pretty Gardens with Countryside Views
- Adjoining Field
- The Whole Around 3 Acres
- Five Bedrooms
- Three Receptions
- Two En-Suite Bathrooms
- Open Plan Kitchen
- Underfloor Heating (Ground Floor)
- Triple Garage
- Multi-Generational/Holiday Let Potential

About

“Where timeless Devon charm meets contemporary country living”

Tucked away in the rolling folds of the Devon countryside, yet only minutes from South Molton, Ley Farm is a home where heritage and modernity live in perfect accord. The farmhouse, lovingly restored, carries the character of centuries past. Timber beams, an inglenook and thick stone walls that speak of permanence and place.

Alongside, a sleek, self-contained annexe, triple garage and contemporary finishes bring ease and flexibility to today’s way of life.

This is a property that embraces both tradition and tomorrow. The layout flows effortlessly, blending generous living spaces with intimate corners, perfectly suited to gatherings of family and friends or quiet evenings by the fire. Outside, a paddock and gardens open towards sweeping countryside views, offering the rare luxury of space, privacy and possibility.

More than a property, Ley Farm is a setting for living well, building memories, and anchoring a future in rural Devon.

Property Description

Ley Farm is a substantial five-bedroom farmhouse that has been carefully restored to combine period character with modern convenience.

The main house offers a generous flow of accommodation, beginning with a welcoming hall that leads into a living and dining area with offset kitchen, fitted with high-quality integrated appliances, a central island and underfloor heating.

A sitting room with a inglenook fireplace and woodburning stove is a cosy separate winter room, while an additional third reception room provides flexibility for family life, work, or entertaining. Original features, such as exposed timber beams and stonework, sit comfortably alongside contemporary finishes, creating an interior that is both warm and practical.

Upstairs, are five bedrooms, including a principal suite with en-suite bathroom and a guest suite with en-suite. The bedrooms all have built-in storage by way of cupboards or walk-in robes.

Adjoining the farmhouse is a self-contained one-bedroom annexe, ideal for multi-generational living, visiting guests, or potential holiday letting.

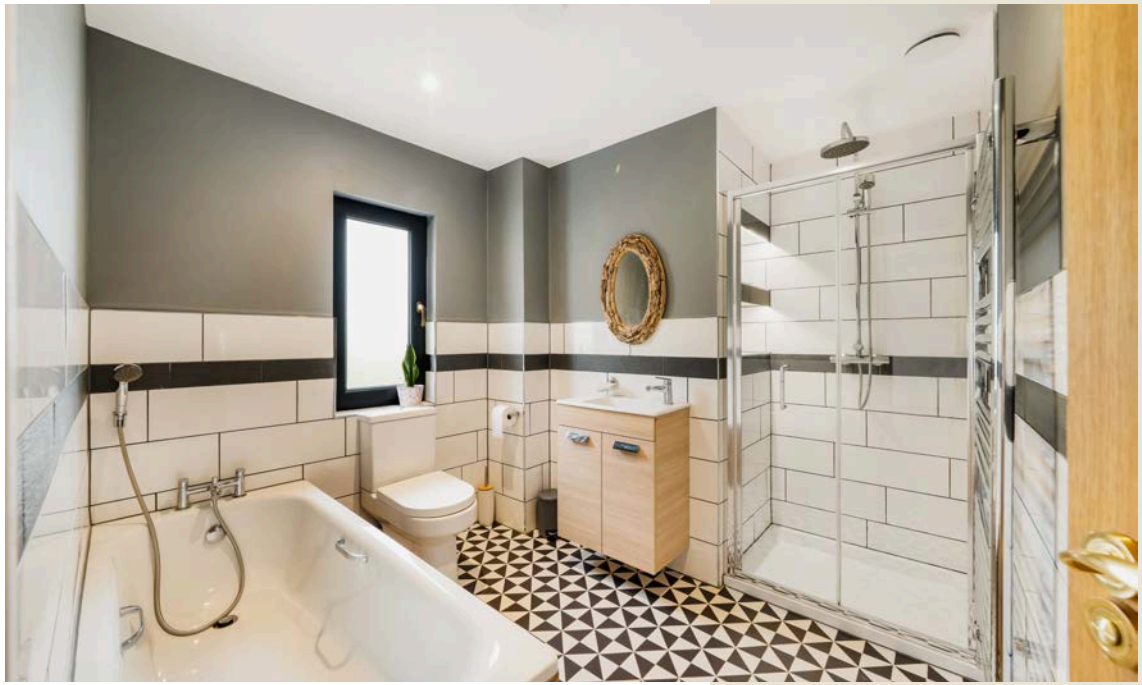
Outside

The grounds at Ley Farm create a graceful backdrop to the house, blending natural beauty with everyday living.

A shared drive leads to landscaped gardens where lawns, terraces, and established trees frame the farmhouse with colour and charm, offering spaces as suited to quiet moments as to entertaining.

An adjoining field extends the lifestyle, bringing space for horses, outdoor pursuits, or simply the joy of open countryside. With sweeping rural views and a strong sense of privacy, this is a setting that invites both relaxation and possibility — a home where life connects effortlessly with the land.

- EPC Rating: C
- Tenure: Freehold
- Council Tax Band: F
- Local Authority: North Devon Council
- Services: Mains Electric, Private Water, Private Drainage, Oil Fired Central Heating
- What3 words:///anounced.homelands.spots



Location

Ley Farm enjoys a superb position that balances rural peace with excellent accessibility. The charming market town of South Molton, with its traditional pannier market, shops, and cafés, lies just a few minutes away. North Devon's renowned beaches at Croyde, Saunton, and Woolacombe are within easy reach, offering golden sands and world-class surf.

Families will value the proximity to West Buckland School, one of the region's most respected independents, while commuters benefit from swift connections via Tiverton Parkway and Exeter.

Here, the countryside setting is matched by convenience, creating a location that is both idyllic and practical for modern living. And all with the wilds of Exmoor on your doorstep.

1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property. One room has been digitally furnished for illustrative purposes.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
4. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
5. The septic tank is shared with next door and has not been surveyed to confirm if compliant with modern regulations.

Floorplan

Ground Floor **First Floor**

Gross Internal Floor Area : 431.3 m2 ... 4643 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

West
Ley
Ley
Warehouse
Pond
134.7m
0m
15m
30m
45m
Promap
LANDMARK INFORMATION

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