



Hillside



Wetheridge 5 miles South Molton 7.5 miles
Tiverton 12 miles

A detached bungalow set in a rural location with useful outbuildings and land.

- Detached bungalow in a rural setting with land
- Agricultural Occupancy Condition
- Boot Room/Utility
- Kitchen/breakfast room
- Living room
- 3 bedrooms and bathroom
- Large gardens and useful outbuildings
- Total about 8.65 acres
- Freehold
- Council Tax Band B

Guide Price £375,000

Situation

Hillside is set in a rural location amidst typical Devon rolling fields and woodland. Although rurally situated, the property is easily accessible to local centres with the villages of Wetheridge and Rackenford about 5 and 4 miles respectively. Wetheridge has a general stores/post office, newsagents, public house and primary School. The nearest market town of South Molton (8 miles) offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets.

The A361 (North Devon Link Road) is less than three miles away and provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton (13 miles/approx. 20 minutes) and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (around 2 hours.) Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Hillside is an adaptable rural smallholding centred on a detached bungalow with a good holding of land and a handy range of buildings. Believed to have been built in the 1950s and of 'Woolaway' construction, the bungalow also has an agricultural occupancy condition.

Accommodation

The front door leads into the HALL with door to the right into the double aspect SITTING ROOM with a fine outlook over the gardens and an open fireplace with a slate hearth and mantel over. The KITCHEN/BREAKFAST ROOM is fitted with a range of matching units, stainless steel sink with mixer tap, electric cooker point, oil fired Rayburn and larder cupboard. A door leads out into the BOOTROOM/CONSERVATORY with base cupboards with worktop over, plumbing for washing machine and plenty of room for coats/boots.

There are THREE BEDROOMS (2 doubles and 1 single) and the BATHROOM is fitted with a panelled bath with shower over, WC and pedestal wash basin.

Outside

The property is approached over a short driveway to a parking area to the side of the bungalow. To the front is a large, mainly lawned garden enclosed by hedging and fencing, with some mature trees and bushes and set adjacent to the bungalow is a paved area with a covered pergola over. To the rear is a further area of lawned garden and a useful range of outbuildings including a timber framed SHED/WORKSHOP 14'4 x 8'5, STORE 10'5 x 8'5

with power and light and a further timber framed STORE to the rear 7'5 x 7'5 (currently used as a tack room) with power and light. There is also an area of raised vegetable beds and a greenhouse. Further up there is a prefab concrete GARAGE/STORE 11'10 x 7'11.

The bungalow is set in the south eastern corner of a block of very gently sloping and south-facing pasture land suitable for mowing and grazing.

In total the property extends to about 8.65 ACRES.

Agricultural Tie

The property is subject to an Agricultural Occupancy condition as follows:

'The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture as defined by Section 221 of the Town and Country Planning Act, 1962, and the dependants of such persons as aforesaid'.

Services and further information

Mains electricity and water, private drainage system (septic tank and soakaway; compliance with the General Binding Rules is unknown and purchasers should make their own enquiries). Broadband - Ultrafast is available (Ofcom). Mobile - Good coverage from all major networks (Ofcom).

Construction - The bungalow is of non-standard 'Woolaway' construction.

Viewing

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

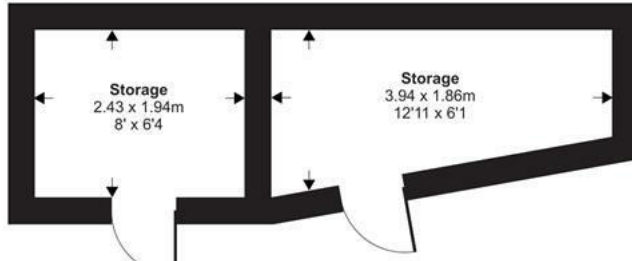
Directions

From South Molton, leave the town along East Street on the B3227, continue for about 1.5 miles and turn right opposite The Mill Inn signed to Bishops Nympton and Rackenford. Stay on this road for 4.5 miles, passing through Ash Mill, and at Five Crossway take the second right turn signed to Meshaw, Wetheridge and Chulmleigh. Stay on this country lane for one mile and at Fannys Cross go straight on signed Creacombe. After half a mile Hillside will be found on the right.

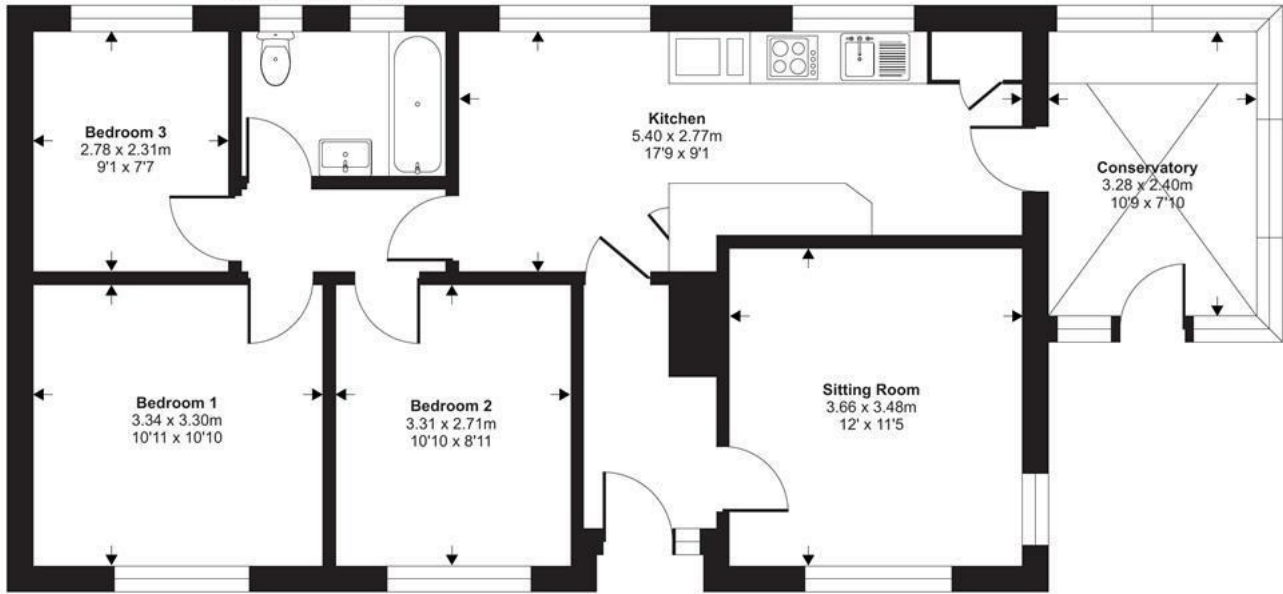
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Approximate Area = 843 sq ft / 78.3 sq m
 Outbuildings = 118 sq ft / 10.9 sq m
 Total = 961 sq ft / 89.2 sq m
 For identification only - Not to scale



Outbuilding 1 / 2



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Stags. REF: 1468852

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(55-68) D	(49-54) E	(39-48) F	(29-38) G
Net energy efficient - higher scoring coats		62	20
England & Wales		EU Directive 2002/91/EC	

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