



Offers In The Region Of £390,000

3 Bedroom Character Property for sale

13 West Street, South Molton



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SALES AND LETTINGS



Overview

Charming Period Cottage with Versatile Annexe and Walled Gardens in the Heart of South Molton

Nestled in the heart of South Molton, this most individual and deceptively spacious terraced cottage blends characterful charm with modern convenience, offering a truly unique family home. Believed to date in part from 1780 and sympathetically extended and refurbished over time, the property presents beautifully proportioned living space, including three large bedrooms, a versatile attic room, and a cleverly converted outbuilding/annexe ideal for assisted living or as a guest suite.



Key Features

- LARGE CHARACTER COTTAGE
- 3/4 BEDROOMS
- VERSATILE ATTIC ROOM
- ANNEXE POTENTIAL
- ENCLOSED WALLED GARDEN
- CLOSE TO THE TOWN CENTRE
- UNRESTRICTED PARKING WITH OFF ROAD POTENTIAL
- WHAT3WORDS///beak.weeded.mediate

SOME IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER







Nestled on the ever-popular West Street, just a short stroll from South Molton's thriving town centre, this deceptively spacious and immaculately presented terraced cottage is believed to date from 1780, with sympathetic extensions adding a rare degree of flexibility. Beautifully blending character with modern convenience, this substantial home presents an enviable opportunity for families or multi-generational living.

Upon entering, visitors are greeted by a welcoming entrance porch leading to a superbly proportioned living and dining room, accented by a gas stove for a touch of warmth and charm. The expansive ground floor accommodation flows effortlessly: a bright and airy kitchen/breakfast room, practical utility space, a downstairs shower room, and rear hall integrating each element seamlessly. For those seeking additional living space or flexibility, the cottage boasts a substantial Snug/games room, dedicated study (potentially a fourth bedroom), and a sunlit conservatory that enjoys views over the gardens. This versatile space would also be perfect as an annexe for relative accommodation or independent living, ensuring the needs of a growing family or those looking for assisted living solutions are expertly met.

Remarkably, this home's versatility is further enhanced by a superbly converted Mediterranean-style enclosed courtyard, perfect for alfresco dining.

Upstairs, three generous bedrooms share a recently updated well-appointed family bathroom, while drop down stairs ascend to an impressive attic room - ideal as a hobbies area, studio, or occasional guest space.

Outside, a striking private walled garden offer a peaceful retreat for children and pets alike, sensational for summer entertaining. Mature planting and thoughtful landscaping create a setting rare so close to the centre of town. Ample unrestricted parking sits to the front, with on-road and off-road potential available.

The property's location captures the appeal of South Molton life-convenient for everyday amenities including local shops, schools, a Sainsbury's supermarket, banks, and eateries. The town's health centre, recreational facilities and cottage hospital are all nearby, while the accessibility of the A361 North Devon link road places Barnstaple, Tiverton and the M5 motorway within easy reach.

Set amid the scenic landscapes of North Devon, leisure opportunities abound: explore Exmoor's dramatic moorland, indulge in countryside walks or bridle paths, or while away sunny days on stunning sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough, and Woolacombe. Rail links at Tiverton Parkway and international airports at Exeter and Bristol ensure a perfect balance of rural living and national connectivity.

If you are seeking an individual, superbly maintained and endlessly adaptable character home within reach of exceptional lifestyle amenities and the glorious Devon countryside, this West Street gem should not be missed. Arrange your viewing today to fully appreciate the wonderful space and balance on offer.

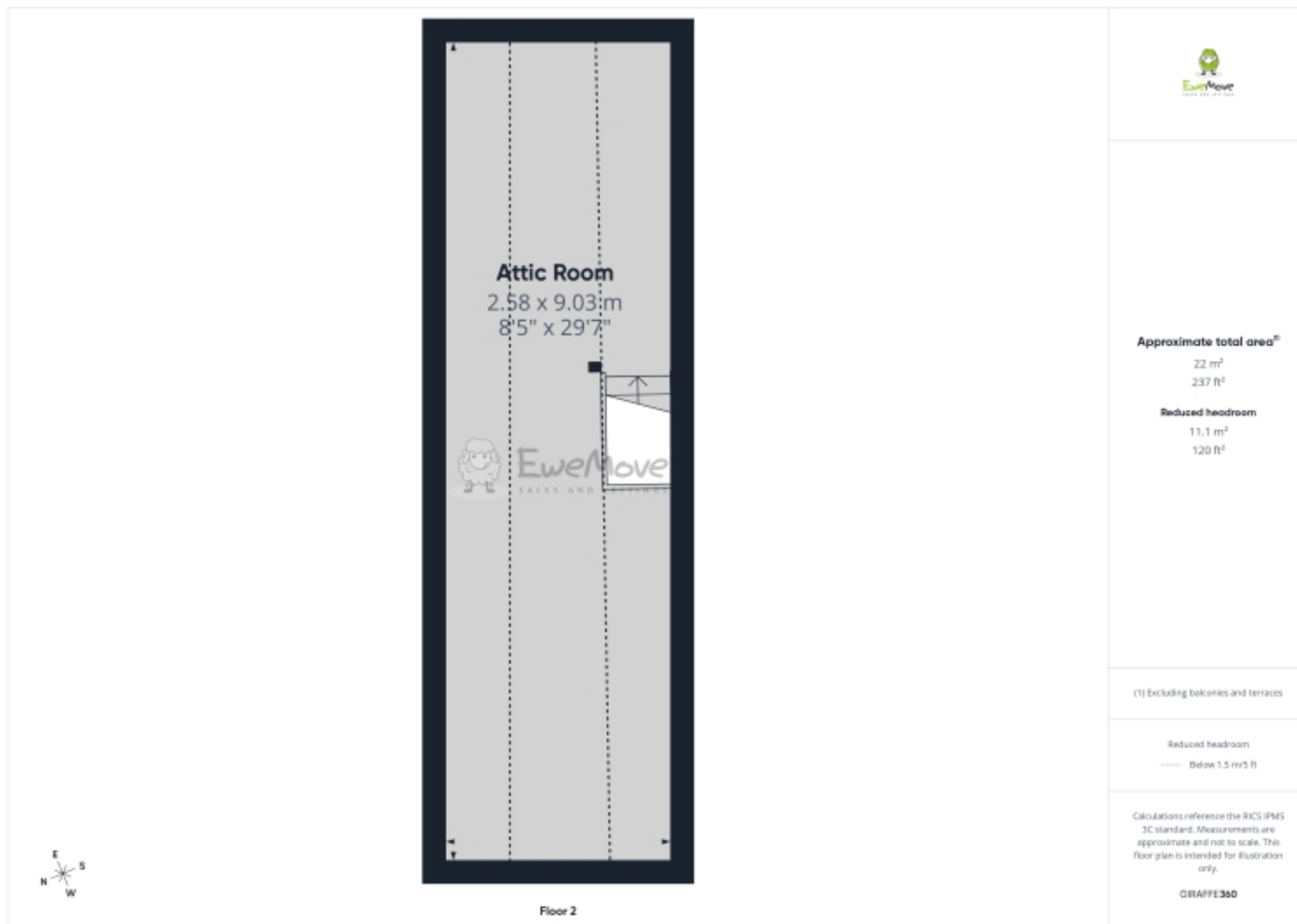
Floorplans



Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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