



Offers In The Region Of £500,000

3 Bedroom Detached House for sale

Hunters Moon Heasley Mill, South Molton



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SALES AND LETTINGS



Overview

Nestled on the idyllic fringes of Exmoor National Park in the picturesque and tranquil hamlet of Heasley Mill, this exceptional detached executive styled home offers an enviable lifestyle in North Devon's stunning countryside.

Experience peaceful country living with unbeatable views and direct access to Exmoor's wilderness – all within easy reach of North Devon's vibrant communities and coastline. Arrange a viewing to discover for yourself everything this remarkable home and setting have to offer.

SOME IMAGES HAVE BEEN VIRTUALLY STAGED TO ASSIST THE BUYER



Key Features

- EXECUTIVE STYLED DETACHED COUNTRY HOME
- 3 LARGE BEDROOMS
- 2 RECEPTION ROOMS
- STUNNING VIEWS
- SOUTH FACING COTTAGE GARDEN
- SITUATED ON THE EDGE OF EXMOOR NATIONAL PARK AND THE RIVER MOLE
- PREVIOUS PLANNING PERMISSION TO EXTEND
- 3D VIRTUAL TOUR AVAILABLE - CALL OR EMAIL
- WHAT3WORDS///unpacked.upward.crumb
- PREMIUM CONVEYANCING









Nestled on the idyllic fringes of Exmoor National Park in the picturesque and tranquil hamlet of Heasley Mill, this exceptional detached executive styled home offers an enviable lifestyle in North Devon's stunning countryside. Built in 1985, the property occupies a delightful position, boasting mesmerising southerly views across open fields and a scenic valley to the rear.

The lower garden delights with a historic mill leat and direct frontage onto the peaceful River Mole – perfect for those who cherish peace, privacy, and unspoilt natural beauty.

Approaching the house, a spacious brick-paved driveway leads to a carport, integral garage, and ample parking space, ensuring easy arrivals and departures in all seasons. The gardens are a true highlight: meticulously landscaped with lawns bordered by colourful flower beds and elegant stone walling. A charming bridge crosses the former mill leat, creating a pathway to the lower garden and decked seating area by the edge of the river – an enchanting retreat nestled amid mature trees, with the gentle sound of the river as a tranquil backdrop.

Inside, the home has been thoughtfully designed to combine comfort and practicality, recently modernised to a high standard. The welcoming entrance hall features contemporary oak LVT flooring and convenient access to the cloakroom and garage. The tastefully appointed living room enjoys a double aspect and centres around a striking slate fireplace with a multi-fuel stove, with ample natural light creating a warm and inviting space for relaxing or entertaining.

The remainder of the ground floor accommodation also showcases contemporary flooring and includes a formal dining room, enhanced by dual aspects, delightful views, and French doors opening onto a large walled patio – ideal for al fresco meals and soaking up the sunlight. The newly fitted farmhouse kitchen is stylish and well-equipped, offering a variety of quality units, a multi-hob electric range cooker with double oven, an integral dishwasher, plumbing for a washing machine, and the idyllic views of the valley beyond.

On the first floor, all bedrooms are generous in size and flooded with light. There are currently three large bedrooms, including an immense master suite and a second bedroom which could very easily revert back to two separate rooms, providing extra flexibility for families or guests.



The double aspect master suite boasts exceptional views, an en-suite with a luxurious walk-in shower, and refined fixtures. The family bathroom is presented in contemporary style, with a roll-top bath, pedestal basin, and modern shaver points completing the scene.

A significant benefit for purchasers is an architect-designed extension; plans have been approved for a single extension and there has also been previous approval for a two-storey extension

Heasley Mill offers a wonderful rural location, yet daily amenities and outstanding schools are close at hand. North Molton is less than two miles away, with its traditional store, post office, primary school, village pub, and community facilities. Meanwhile, the vibrant market town of South Molton is just five miles distant, providing a greater range of boutiques, supermarkets, schools, restaurants, and sporting activities. The A361 North Devon Link Road (only 4 miles away) ensures straightforward travel towards Barnstaple, the M5, and national rail connections at Tiverton Parkway. Excellent independent schools, picturesque golf courses, and an array of outdoor pursuits such as walking, riding, cycling, fishing, and wildlife watching await in this glorious part of the West Country.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

MATERIAL INFORMATION

Tenure Type: Freehold

Tenure Length: N/A

Tenure Expiry Date: N/A

Annual Ground Rent: N/A

Annual Ground Rent Review Period: N/A

Ground Rent Percentage Increase: N/A

Annual Service Charge Amount: N/A

Shared Ownership: NO

Shared Ownership Percentage: N/A

Shared Ownership Rent Amount: N/A

Shared Ownership Rent Frequency: N/A

Council Tax Band: E

Construction Type: STANDARD

Sources of Heating: OIL

Sources of Electricity supply: MAINS SUPPLY

Sources of Water Supply: MAINS SUPPLY

Primary Arrangement for Sewerage: SEPTIC TANK

Broadband Connection: UPTO 12 mbps - STARLINK AVAILABLE

Mobile Signal/Coverage: NONE

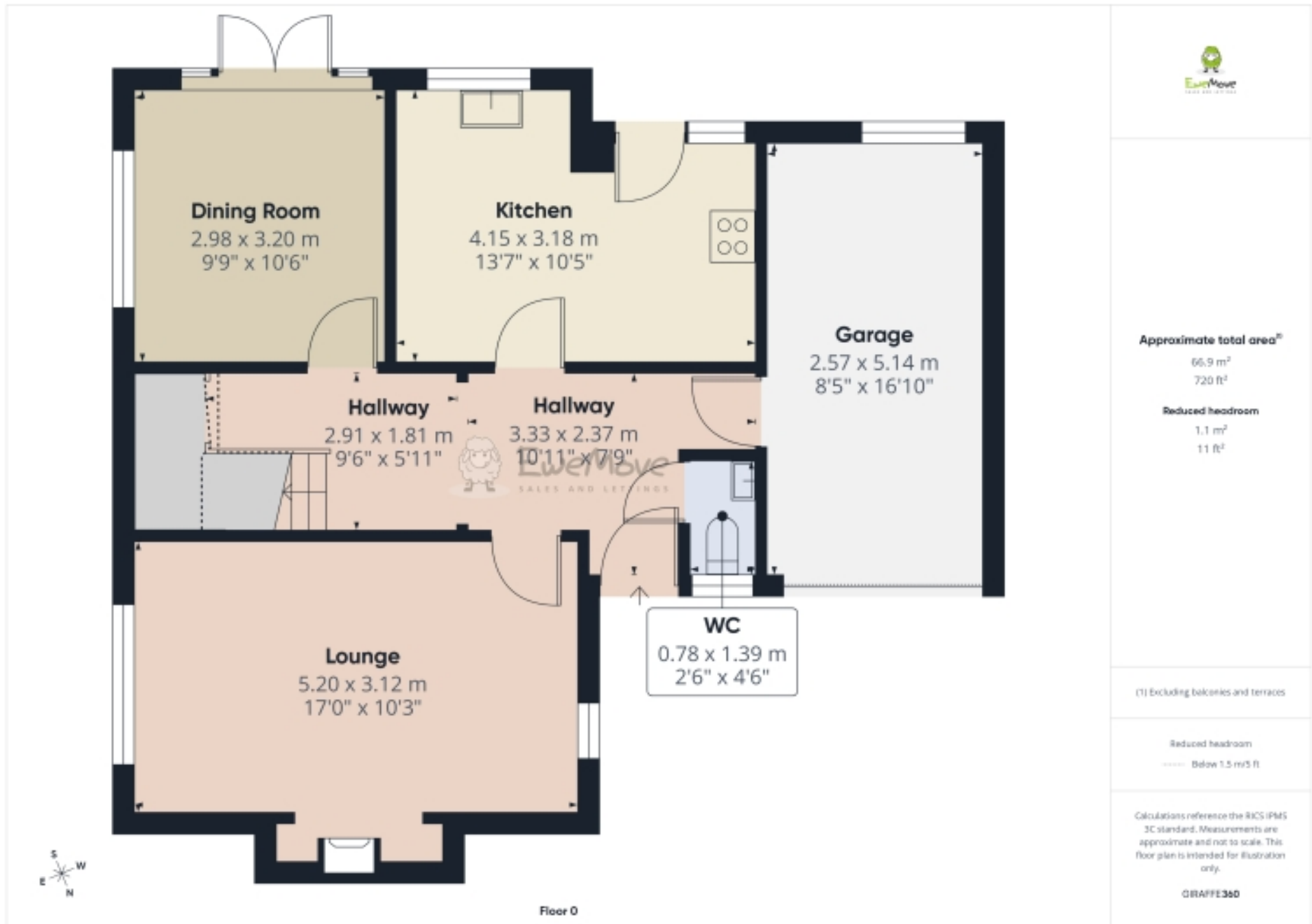
Parking: SINGLE GARAGE & DRIVEWAY

Building Safety: SECURE

Listed Property: NO

Restrictions: NOT SURE

Floorplans



Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
128.8 m²
1386 ft²

Reduced headroom
1.1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360

EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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