Moult House

Moult House, East Street

North Molton, South Molton, Devon, EX36 3HT

Exmoor National Park 1 mile South Molton 3.5 miles

An individually designed and generously proportioned family home occupying a superb edge of village position with outstanding views over its own land and surrounding countryside

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- Unexpectedly re-available due to a break in a buyers chain
- Wonderful views over its own land
- Large living/dining room and playroom/study
- Stone outbuilding with car-port, stable and workshop/studio
- Council Tax Band F
- Spacious detached house set in a very popular village close to Exmoor
- Kitchen/breakfast room and utility
- 4 bedrooms (principal with dressing room and en-suite)
- Pasture paddock - In all about 1.25 acres
- Freehold

Guide Price £675,000

Stags South Molton

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Situation and amenities

Moult House is set in the very popular village of North Molton, which sits in the south western foothills of Exmoor National Park and only a short distance from the A361 North Devon Link Road. The village has a thriving community and offers a very good range of amenities including a good community shop, primary school, village hall, garage, excellent sports club and public house along with many groups and societies.

The local market town of South Molton is approximately 3.5 miles and provides an excellent range of further amenities including schooling to secondary level, weekly stock and award-winning pannier markets and Sainsbury's supermarket. The A361 provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

The boundary of the Exmoor National Park, renowned for its spectacular scenery and excellent opportunities for walking, riding and fishing, is about a mile away from the property and the impressive North Devon coastline with is steep cliffs and wide sandy beaches is also within easy reach by car.

Description

Moult House is an individually designed detached family home occupying a particularly attractive position on the edge of the village and enjoys outstanding views over its own land to unspoilt countryside beyond. The house offers particularly well-proportioned and versatile accommodation arranged over two floors with the principal reception rooms and 3 of the 4 bedrooms all orientated to take advantage of the superb outlook. A particular feature of the property is the impressive open-plan living/dining room extending to over 26 feet in length with large picture windows and sliding doors opening onto the front gardens.

The property offers further potential with a very useful detached, two-storey stone outbuilding which offers scope for a variety of uses including home working, hobbies, storage or possible ancillary accommodation/conversion subject to any necessary consents.

Accommodation

The main front door leads into a useful PORCH and then into the spacious LIVING/DINING ROOM which is an impressive double aspect room extending to over 26 feet in length and enjoys an abundance of natural light and fine views through large windows and glazed doors leading out to the front terrace. Adjoining this room is a SNUG/PLAYROOM. The KITCHEN/BREAKFAST ROOM has been attractively fitted with a range of contemporary wall and base units incorporating integrated appliances and breakfast bar, all complemented by outstanding rural views. A useful UTILITY ROOM provides additional storage and appliance space. Completing the ground floor is a CLOAKROOM.

The FIRST FLOOR provides 4 WELL-PROPORTIONED BEDROOMS, with 3 enjoying particularly attractive views. The principal bedroom suite is particularly spacious and benefits from a dedicated dressing room together with a spacious en-suite shower room fitted with a modern suite. The remaining bedrooms are served by a FAMILY BATHROOM comprising panelled bath, separate shower enclosure, wash basin and WC. The first floor accommodation offers an excellent degree of flexibility for family living, guest accommodation or home working if required.

Outside

The property is approached over a private gated driveway that leads up to the side and rear of the house to an ample parking and turning area together with access to the detached outbuilding.

To the front of the house is a generous paved terrace ideally positioned for outdoor dining and entertaining whilst enjoying the far-reaching views across the valley. The gardens are principally laid to lawn with the adjoining paddock sloping gently away from the house and are enclosed by mature hedging and trees. In all, the grounds extend to approximately 1.25 ACRES and offer superb scope for those seeking a lifestyle property, smallholding or equestrian interests or space for recreational use.

A substantial detached traditional STONE BARN further enhances the property and currently incorporates a CAR-PORT, former STABLE and STUDIO/OFFICE on the ground floor and a large first floor loft ROOM with considerable scope for a variety of ancillary uses, subject to any necessary consents.

Services and further information

Mains water, electricity and drainage. Oil-fired central heating via radiators.
Mobile - Good coverage from all major providers (Ofcom).
Broadband - Standard and superfast available (Ofcom).
Construction - Standard.

Viewing

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

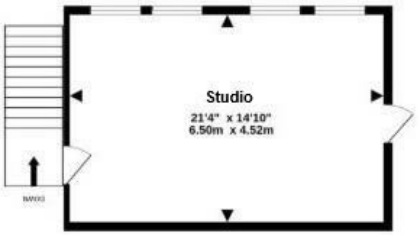
Directions

From the North Devon Link Road (A361) on the northern outskirts of South Molton take the turning signposted to North Molton. Follow this road for approximately 2½ miles into the village, continue past the garage and stay on the road through the village, passing the village square on the left. Continue down the hill and the entrance drive to the property will be found on the right, clearly marked with a sale board.

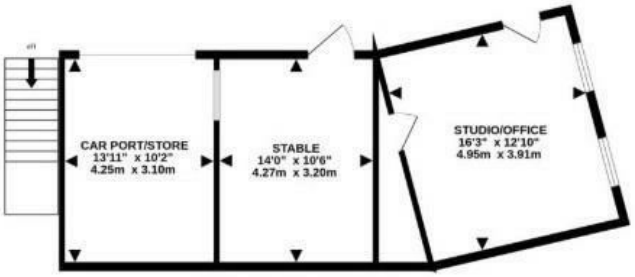
What3words Ref: trackers.decking.raced

GROUND FLOOR

FIRST FLOOR

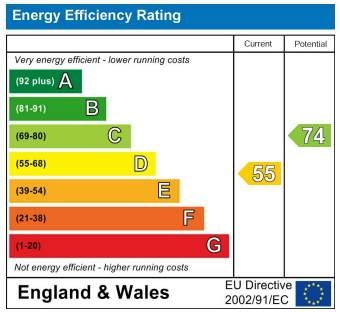


OUTBUILDINGS FIRST FLOOR



OUTBUILDINGS GROUND FLOOR

Plan for identification only
Not to be relied upon



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