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Mineswood







Mineswood,

Heasley Mill, South Molton, , EX36 3LE

North Molton 1.5 miles South Molton 5 miles Barnstaple 13.5 miles

A substantial detached home with self-contained annexe, set within generous mature gardens and enjoying an attractive outlook over the picturesque hamlet of Heasley Mill

- Substantial detached home built in the 1980s
- Self-contained annexe with separate living accommodation
- Sitting room with open fire and adjoining conservatory
- Detached garage/workshop
- No onward chain - Freehold
- 4/5 double bedrooms in all (master en-suite)
- Spacious double-aspect kitchen/dining room with four-oven oil-fired Aga
- Ground floor study/fifth bedroom and separate utility room
- About a third of an acre in all
- Council Tax Band E

Guide Price £650,000

Stags South Molton

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Situation

Mineswood is set in an elevated and private position on the edge of Heasley Mill and enjoys a highly attractive outlook over the hamlet. Heasley Mill is set on the very edge of the stunning Exmoor National Park.

The thriving and popular village of North Molton is only one and a half miles away and offers a good public house, churches, community shop, primary school, garage and excellent sports club. The local market town of South Molton is about five miles and offers a good range of day to day amenities including a Sainsbury's supermarket, schooling to secondary level and a good range of shops and commercial venues.

The A361 (North Devon Link Road) is just to the north of South Molton and provides excellent access to the regional centre of Barnstaple, about 14 miles to the west and to Tiverton and the M5 (J 27) to the south east where there is also a station on the Paddington Line at Tiverton Parkway.

Description

Built in the 1980s, Mineswood is an attractive and substantial detached home occupying an elevated position in the hamlet of Heasley Mill, enjoying a highly attractive outlook over the hamlet. Set within a generous plot, the property combines a peaceful rural setting with excellent versatility, further enhanced by its integral annexe and useful double garage/workshop.

Accommodation

The front door, with glazed side panels, opens into the entrance hall, which has a tiled floor, stairs rising to the first floor, and a cloakroom off with WC, wash basin and understairs cupboard.

The sitting room is a spacious double-aspect room with a brick fireplace, heavy beam above and Jetmaster open fire. Glazed double doors lead through to the conservatory, which enjoys lovely views and has further glazed double doors opening outside.

The double-aspect kitchen/dining room has a tiled floor with the kitchen area fitted with Shaker-style units, polished granite worktops, a Belfast sink, integrated fridge and four-oven oil-fired Aga. There is space for a dishwasher, together with a matching island unit incorporating a round stainless steel sink, additional wall-mounted cupboards and plate rack. A walk-in pantry provides useful storage.

The dining area has a Jetmaster fireplace with polished granite and timber surround. The utility room has a door to the rear, stainless steel sink, plumbing for a washing machine, vent for a tumble dryer and a large broom cupboard, partly shelved. Off the utility is a very useful study with fitted cupboards and shelving, which could also serve as a fifth bedroom.

On the first floor there is a galleried landing with airing and linen cupboards. The principal bedroom is a generous double room with fitted wardrobes and lovely views, together with an en-suite shower room incorporating a large shower cubicle, pedestal wash basin, WC and storage cupboard. There are three further double bedrooms, two enjoying countryside views, with bedroom three benefiting from fitted wardrobes and a connecting door to the annexe. This bedroom would be used as the annexe bedroom if necessary. Bedroom four also has a mirrored sliding-door wardrobe. The family bathroom is fitted with a panelled bath, pedestal wash basin, WC and separate tiled shower cubicle.













The Integral Annexe

Accessed from outside steps from the front or internally from Bedroom 3. The annexe comprises a double aspect living room with ornamental fireplace and lovely views. The shower room has a tiled shower cublcle, pedestal wash basin and WC. The kitchen is fitted with a range of shaker style units, round stainless steel sink unit, timber worktops, plumbing for washing machine, 4 ring electric hob and space for upright fridge/freezer. There is an outside, paved terrace with an outlook over the fields to the rear.

Outside

The property is approached from the country lane via a wide splayed entrance and a tarmac and brick paved driveway leading up to a parking and turning area next to the house. A gravelled parking area next to the driveway provides further parking. There is a detached, timber-framed workshop/garage with power and light. Lawned areas slope gently down with mature shrubs and trees and views over the valley below. At the rear of the property is an attached log store. In all, the property extends to about 0.35 acres.

Services

Mains electricity and water, private drainage system (septic tank and soakaway, compliance with general binding rules is unknown, purchasers to make their own enquiries). Oil-fired central heating via radiators.
Standard broadband is available (Ofcom).
Mobile signal is variable outdoors from Vodafone & Three, and good from EE (Ofcom).
Construction - Standard

Viewing

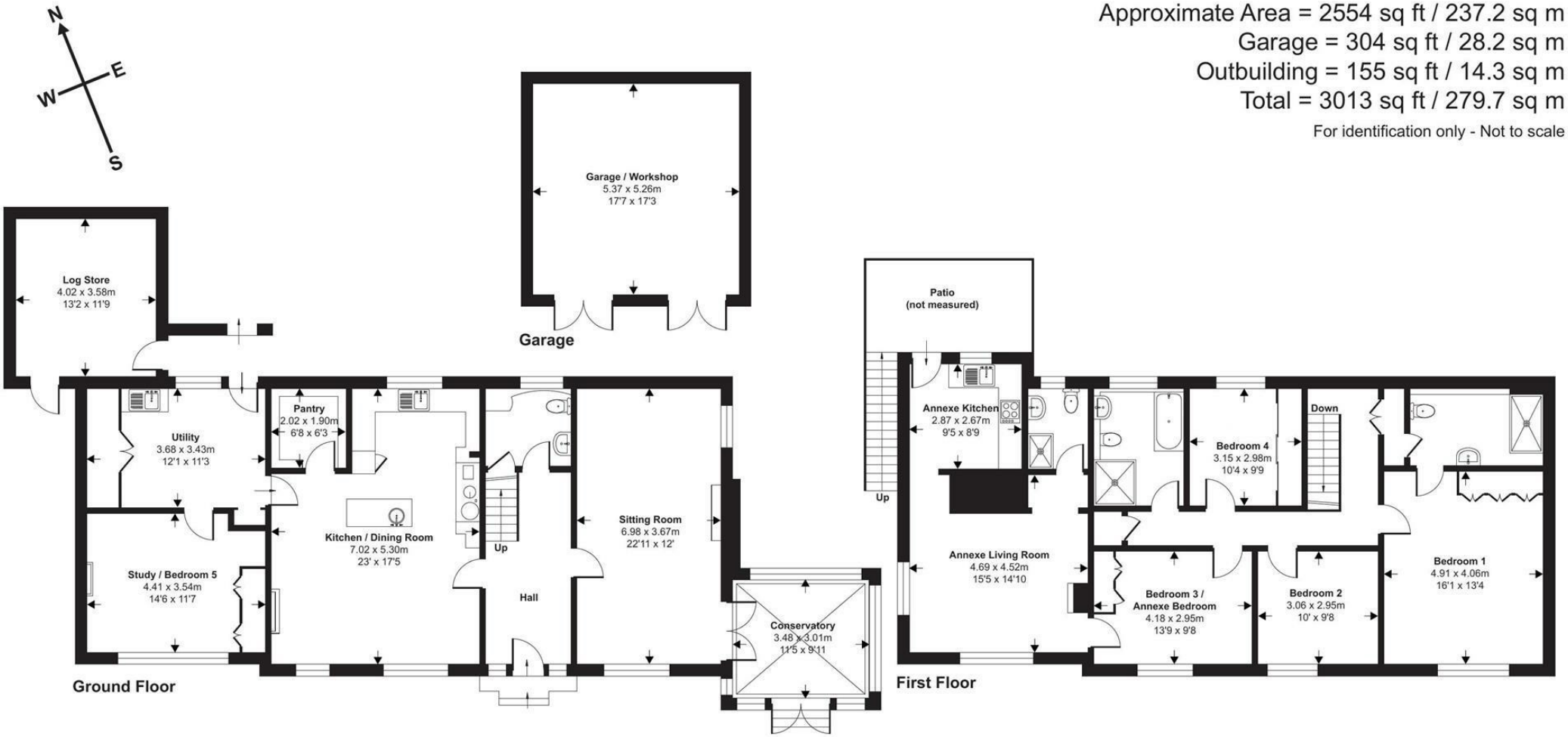
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

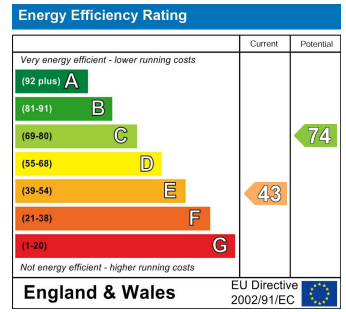
From the A361 that bypasses South Molton take the turning signposted to North Molton. On entering North Molton turn left just after the garage into Back Lane and continue to the next junction whereupon turn left signposted to Heasley Mill and Simonsbath. Proceed out of the village and continue for about one mile and turn right at Bampfylde Cross signposted to Heasley Mill. Continue down the hill into Heasley Mill, continue through the hamlet, keeping left at the fork, and the wide entrance to the property will be seen on the left as you leave the hamlet.

Whhat3words Ref: ///aged.cracking.executive

Approximate Area = 2554 sq ft / 237.2 sq m
Garage = 304 sq ft / 28.2 sq m
Outbuilding = 155 sq ft / 14.3 sq m
Total = 3013 sq ft / 279.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1536004



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