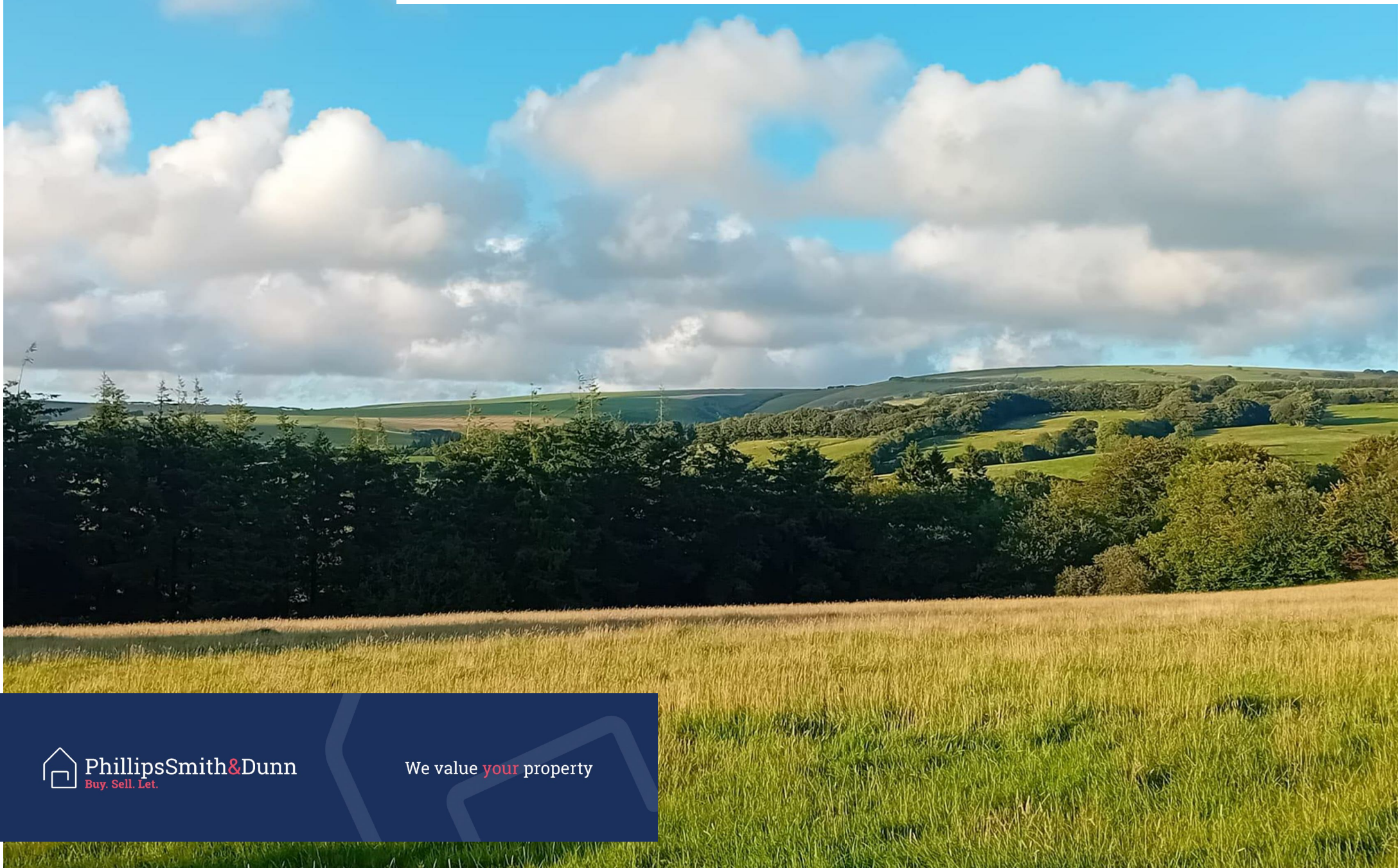


Equestrian Holding - 14 Acres

Woodside Stables, Molland Cross, South Molton, EX36 3EY

Offers In The Region Of

£700,000



 **PhillipsSmith&Dunn**
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Equestrian Holding, Planning for House, American Barn, Manege, Shepherds Hut, Caravan -14 Acres

Woodside Stables, Molland Cross, South Molton, EX36 3EY



An exceptionally rare opportunity to acquire a large individual building plot just to the south of Exmoor with consent for the erection of new 4 bedroomed house of about 185 sq. m. to include a large central vaulted open plan living room and with the potential for stunning views over your own land to the unspoilt southern slopes of Exmoor.

Literally adjoining the land available with the property, but with no immediate access, there is some 300 acres of woodland owned by the Forestry Commission through which walking and riding are permitted and you are of course only 4 to 8 miles from open moorland land on Exmoor for unlimited riding and walking such as Simonsbath, Lanacre Bridge and Molland Common.

To the east the large village of North Molton has good village facilities, shop, primary school, village inns, parish church and its noted sports Centre with a further village school at Brayford some 2 miles to the west. Also, locally at West Buckland a noted public school.

To the north some 6 miles is Simonsbath to the centre of the Exmoor National Park and a similar distance to the south is the town of South Molton which provides most everyday requirements and 11 miles west is Barnstaple the administrative centre for the area. The North Devon coast with its championship golf courses, surfing and sailing at Instow, Saunton and Croyde is about 18 miles west.

The property is set about a mile south of the renowned Poltimore Arms in the immediate foothills of the Exmoor National Park yet only 4 miles from the A361 North Devon link road which has much improved access to junction 27 on the M5 motorway just to the east side of Tiverton where there is also the Parkway rail station from where journey times to London Paddington are about 2 hours.

DETAILS

Close to South West Exmoor - 2 miles

Stunning Scenery - 14 Acres

Consent for new 4 Bed. House

American Barn with 8/12 boxes etc.

Manege

Shepherds Hut with Hot Tub

Temporary Mobile Home

Electric Wired Paddocks

All Services Connected

PLANNING

Consent was granted by North Devon Council under application number 76332 on the 22nd of February 2023 for the demolition of the existing barn and erection of one new dwelling, installation of air source heat pump and associated works following Class Q approval 74057.

Work has begun on this planning consent. The old barn has been demolished and cleared, the entrance drive has been partially installed, awaiting completion once the new dwelling has been constructed and a septic tank has been installed together with services of electricity and mains water.

All details of the planning are available from the agents or direct from North Devon Council planning website, using application number 76332 as above.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



THE NEW HOUSE

The new house has approval for the following accommodation

Ground Floor

Open Plan Vaulted Living Room

Wet Room

Utility Room

Bedroom

Bedroom

First Floor

Double Bedroom

Double Bedroom

STABLING

American Barn Stables 21.95m x 10.97m (72 x 36)

Space for 12 Stables but only 8 installed the rest used for tack storage, feed store etc.

Manege 40 x 20 (131'2" x 65'7")

Timber rail fencing and silica sand and rubber chips



Mobile Home

Temporary until new house is built

As New Shepherds Hut

Set in a field away from the house with hot tub and open front timber storage barn, solar panels

The Land

About 14 Acres all in pasture with 15 or 18 different sized paddock for grazing control divided by electric wire fencing and with walkways between, many hardened.

Coppice Areas

Some 4,500 young trees have been planted, some in clumps, some individually and some dividing paddocks, alongside the electric wire





DIRECTIONS

Grid ref SS 706/341. From Barnstaple take the A361 Road eastwards towards South Molton and the M5 motorway. After 8 miles at the roundabout north of South Molton take the first left and proceed up the A399 towards Combe Martin and Lynton. After 1.5 miles as the roads bears left take the right turn signposted North Molton. From this point travel straight ahead for 2 miles until you arrive at Molland Cross. This is identified by a converted chapel to the left and a sign for Chancery House also to the left. Here take the left turn to Brayford. Follow the country lane for about a half mile where pass by a farm to the left and a bungalow and pair of cottages to the right beyond which is a strip of woodland. The building is at the far end of the wooded strip and is easily identified from the roadside. Using what3word free app for mobiles enter the 3 words [///limitless.outgrown.singled](#)



VIEWING

**By appointment through
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