



5, Bee Farm Mews







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South Molton, Devon, EX36 3FX

A Very Short Walk to Town Square Barnstaple 10 miles Tiverton 18 miles

A truly exceptional, modern heritage, spacious property, completely renovated and remodelled and complemented by pretty gardens and parking

- Spacious and beautifully presented throughout
- Over 2,000 sq ft accommodation & 1,000 sq ft Cellar
- Superb open-plan Kitchen / Dining / Living space
- Separate Sitting Room
- 4 Bedrooms (Master en-suite) and excellent family bathroom
- Front and rear enclosed gardens
- Parking
- No onward chain
- Council Tax Band E
- Freehold

Guide Price £545,000

Stags South Molton

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Situation

5 Bee Farm Mews occupies a commanding position and enjoys a southerly aspect, set towards the North-Western edge of the market town of South Molton. Situated at the heart of North Devon, South Molton is known as the 'Gateway to Exmoor'. To the unfamiliar, North Devon is an exceptionally unspoilt part of the county and widely known for its stunning scenery and natural 'Picture Postcard' beauty. The region is not only renowned for its outstanding and award-winning beaches with their vast expanses of golden sands but also for its plethora of enchanting and quaint villages, lush, rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

The market town of South Molton offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town bustles when the 'national award winning', popular twice weekly pannier and weekly stock markets take place. The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

A popular retreat, located a few miles south of the town is the; 'Mole Resort', with pool/spa, gym and leisure facilities, appetites can be indulged at the 'Library Bar', 'Cellars Pub' or 'The Devon View Restaurant', accommodation is available in either: 'The Manor House', an 'Estate Room' or a choice of 58 luxury lodges.

Description

Sitting proudly at the head of an exclusive development, 5 Bee Farm Mews is an iconic property within the popular market town of South Molton. Built at the turn of the Victorian era in 1837, the property was originally the 'New South Molton Union workhouse' but more was more recently and affectionately known as the home of 'Quince Honey Farm' (1978-2019). The property forms part of the 'South Molton Heritage Trail', is steeped in local history and is woven into the fabric of the town. Since 2020 the house has undergone a total renovation and sympathetic remodelling, all overseen by the current owners. No expense has been spared with the renovations; the blend of high-quality materials, stylish fixtures/fittings and a contemporary colour palette, have created a chic and sophisticated family home.

To the owners' delight and as a fitting compliment to their exceptional, meticulous and sympathetic renovation, 5 Bee Farm Mews was featured in 'Devon Life' magazine. The 5-page article featuring in the home and lifestyle section and is a perfect commemoration to its past and celebration of its future.

This exceptional family home, with four bedrooms and a plethora of reception space is complemented by well-kept gardens and parking. The house offers further scope for improvement, with the renovation of the lower ground floor cellar, potentially providing a further 1,000 sq ft of accommodation (stp). The property is of stone construction beneath a slate roof and is Grade II listed.





Accommodation

Set within an ornate porch the front door opens into the spacious HALLWAY. This bright and welcoming reception space gives access to all downstairs accommodation, door to the Lower Ground Floor, stairwell leading-up and a large, open, recessed cupboard for coats/footwear. The magnificent KITCHEN/DINING/LIVING ROOM provides an enviable and much sought-after, contemporary family living space. This beautifully appointed, double aspect room is the heart of the home and the kitchen is appointed with a comprehensive range of light blue fitted base units, contrasted by light worktops over and matching wall, display and double height units, dishwasher and double butler sink. The large, coordinated island/breakfast bar provides a focal point, with further storage, inset gas hob/electric oven, dining table/seating, comfortably seating 8, a large American style fridge/freezer, landscape window with recessed seat beneath and door opening to the back garden. The large SITTING ROOM has a inset panoramic electric fire at its centre, inset bookshelves and two tall sash windows overlooking the front. The UTILITY ROOM is fitted with a range of contemporary grey base units/worktop over/matching wall units and 1½ bowl ceramic sink/drainers, washing machine, tumble dryer, cupboards with boiler and hot water cylinder. Door to SHOWER ROOM with 'double' rainfall shower, large basin with vanity unit beneath, WC and heated towel rail.

The impressive staircase with large sash window half way turns once and leads to an impressive GALLERIED LANDING leading off to the 4 BEDROOMS and FAMILY BATHROOM. The large MASTER BEDROOM is a spacious and sumptuous room with two deep, sash windows and EN-SUITE BATHROOM furnished with a white suite, comprising a 'double' rainfall shower, large basin with vanity unit beneath, WC and heated towel rail. BEDROOM 2 is a generous size double room with two sash windows. BEDROOM 3 is also an impressively proportioned double room. BEDROOM 4 is currently used as a dressing room and is fitted floor to ceiling with appropriate storage but would easily accommodate a double bed. The spacious FAMILY BATHROOM offers luxury normally reserved for a boutique hotel and comprises of an impressive, freestanding oval bath, large, open shower, his/her double basin with vanity unit beneath and large illuminated mirror over, WC and Victorian style heated towel rail.

A staircase from the hall leads down to the LOWER GROUND FLOOR / CELLAR, with flagstone floor and several different areas, this large and very useable area is currently used for storage but could offer a further approx. 1,000 sq ft of accommodation, if desired (stp).

Outside

The house enjoys an open aspect at the front, with far reaching views across the town and beyond. The house is set back from the mews behind a wide, slate capped, stone wall. The level garden is predominantly laid to lawn, with borders planted with a variety of flowering plants, bushes and shrubs. A stone path bisects the lawn leading to the front door. The rear garden provides a sanctuary throughout the summer months and is predominantly laid to artificial grass, with a large patio/terrace, providing the perfect space for year-round entertaining. A back gate allows for independent access. There is allocated parking for two vehicles with additional parking available for visitors.

Services and Additional Information

All mains services are currently connected. Central heating: Underfloor heating downstairs / Radiators upstairs, 'Standard' / 'Superfast' / 'Ultrafast' broadband is available (Ofcom) Mobile phone coverage from the major providers is 'Likely' and/or 'Limited' (Ofcom).

Viewing

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01769 572 263.

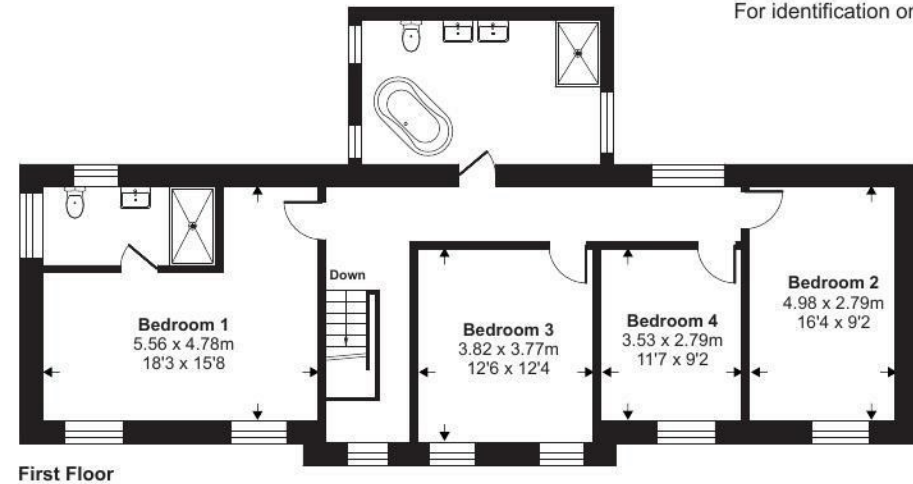
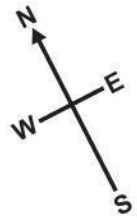
Directions

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple. Continue into 'Barnstaple Street' and at the crossroads continue straight on into 'North Road'. After a short distance, opposite the turning to 'Mole Ridge Way', turn left into a unnamed road and after approx. 50 yards turn right. No. 5 Bee Farm Mews' will be found soon after on the right.

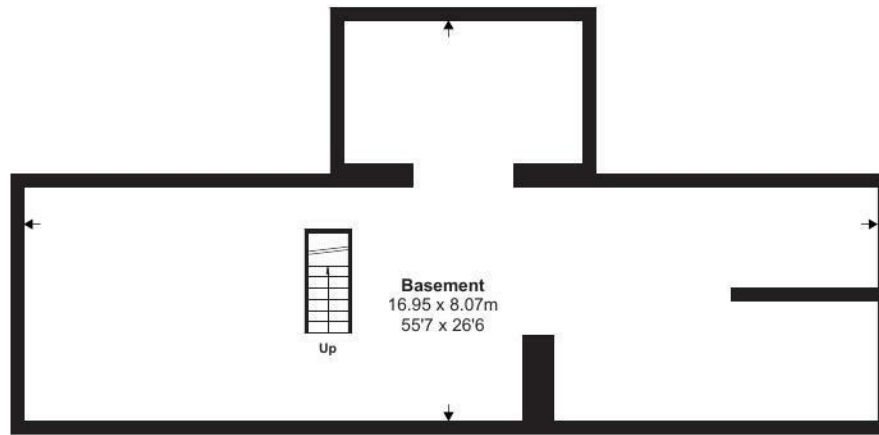
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Approximate Area = 3073 sq ft / 285.4 sq m

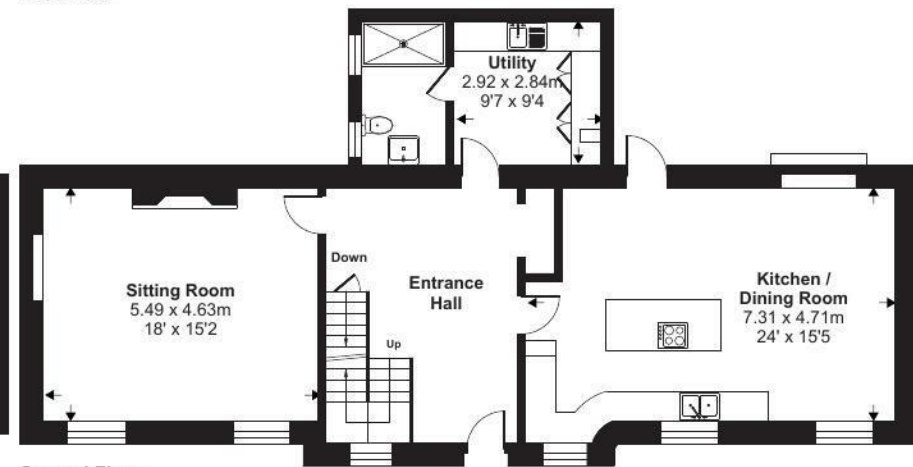
For identification only - Not to scale



First Floor



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1271351



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

