



Firfield

Firfield, Poltimore Road, South Molton, EX36 4DA



Situation

Firfield is situated towards the edge of the traditional market town of South Molton, which offers a comprehensive range of amenities including schooling from nursery through to secondary level, a Sainsbury's supermarket, Post Office, pubs, cafés and an abundance of independent and artisan shops. The town also comes alive with the popular twice-weekly pannier market and weekly stock markets take place. The recently improved A361 North Devon Link Road bypasses the town and provides convenient access to the regional centre of Barnstaple to the west and Tiverton, the M5 and Tiverton Parkway railway station (London Paddington approx. 2 hours) to the east. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Firfield is a fine detached chalet bungalow offering light and comfortable accommodation, situated within a quiet and established residential area of South Molton. The property has been significantly re-modelled and improved by the current owners, with careful attention to detail and a number of features inspired by the Art Deco period. The bungalow occupies a generous plot extending to approximately a quarter of an acre, providing landscaped gardens and ample off-road parking.

Accommodation

A uPVC enclosed entrance PORCH with slate tiled flooring opens via a part-glazed stained-glass door into a long and welcoming HALLWAY, featuring attractive patterned tiled flooring.

The SITTING ROOM is a generous and inviting reception room, enjoying excellent natural light from a bay window to the front elevation and centred around a feature fireplace.

The KITCHEN/DINING ROOM is well laid out with ample storage and is fitted with a 1¼ bowl sink unit with mixer tap, electric double oven and hob with extractor hood over. There is a former fireplace with a working chimney and next to it is a cupboard that houses the boiler (newly fitted August 2025). There is more than ample space for a family dining table.

Off the kitchen is a UTILITY ROOM with fitted units and space for a dishwasher and washing machine, stainless steel sink unit, airing cupboard and additional space for white goods. A part-glazed door leads to steps down to the BOOT ROOM, which has a tiled floor and a door to the outside. A further door from the utility room leads into the CONSERVATORY, with a fine outlook over the garden.

There are two bedrooms on the ground floor. BEDROOM ONE is a double room with a bay window and a large walk-in wardrobe with fitted hanging rails and shelving. The fully tiled EN-SUITE SHOWER ROOM comprises a shower cubicle with electric shower, WC, vanity wash basin, heated towel rail and mirrored cabinet. BEDROOM TWO is also a double room with glazed double doors opening to the garden and a fully tiled EN-SUITE with WC and wash basin.

A STAIR HALL with turning stairs leads to the FIRST FLOOR and BEDROOM THREE which is a double room enjoying views over the garden, town and beyond. There is ample under-eaves storage and a well-appointed EN-SUITE

BATHROOM comprising a panelled bath with mixer tap and shower attachment, WC, pedestal wash basin and heated towel rail.

Outside

The property is approached through double gates leading to a driveway that provides plenty of parking and also leads down to a turning area. The front garden is enclosed by a stone wall and is predominantly gravelled with established beds planted with shrubs and trees.

The enclosed rear garden has been thoughtfully landscaped and features a mix of patio and gravelled seating areas, an area of lawn with a greenhouse and a small pond and a lower section with a kitchen garden with raised beds. There is also a timber GARAGE/WORKSHOP.

In total the property extends to a QUARTER OF AN ACRE.

Services and further information

All mains services are connected. Gas fired central heating via radiators.

Standard, superfast and ultrafast broadband are available (Ofcom).

Mobile phone coverage is available from all major providers (Ofcom).

Construction - Standard

Viewing

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

Directions

From The Square in South Molton proceed along East Street and take the first right-hand turn signposted B3137 Witheridge. Continue along this road and take the third turning left into Poltimore Road. Proceed along Poltimore Road and the property will be found shortly thereafter on the left-hand side.

What3words ref: viewers.galloping.downcast

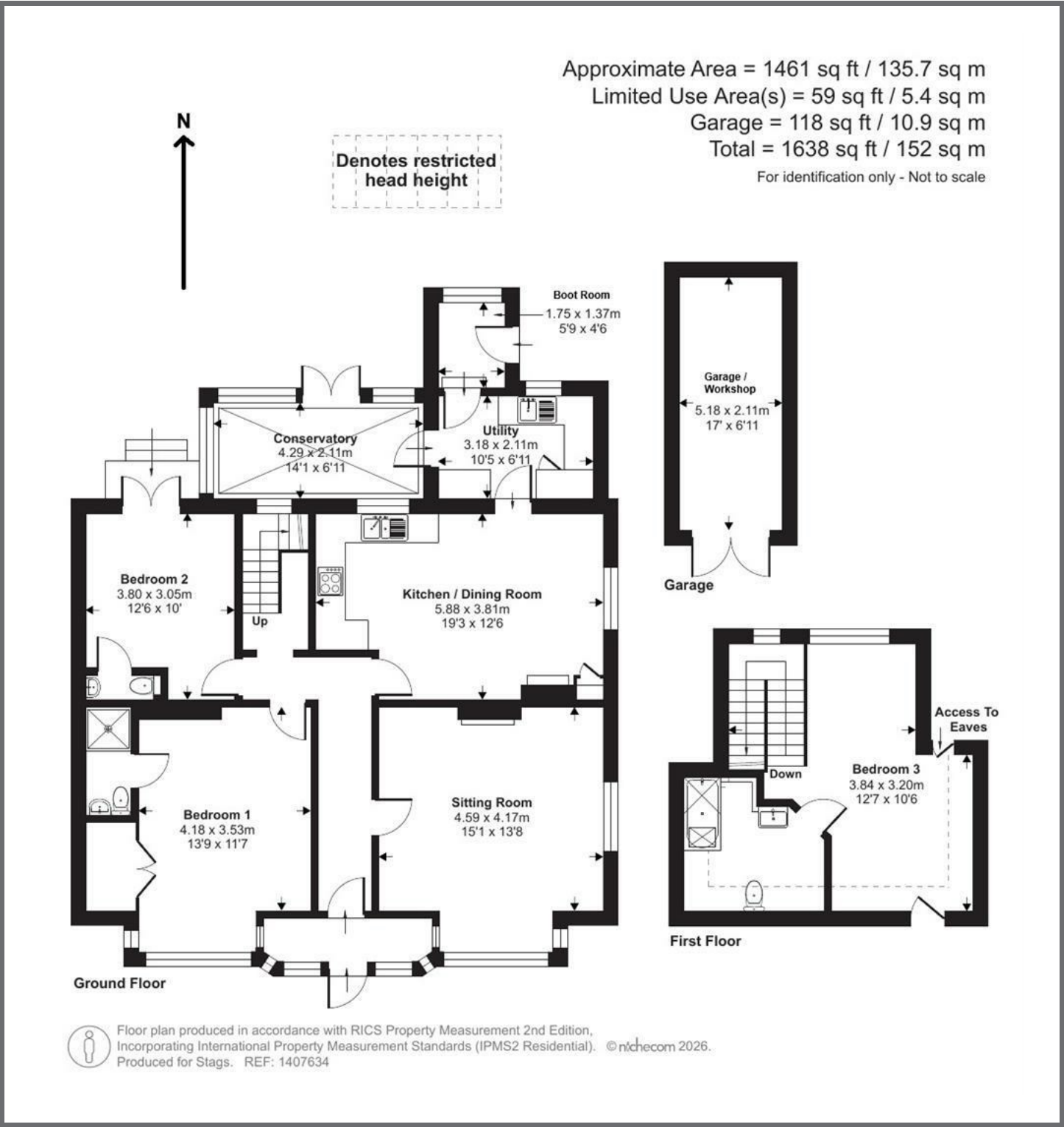
Barnstaple 11 miles Tiverton 18 miles

A superbly presented chalet bungalow set in a large plot of enclosed landscaped gardens

- Beautifully appointed chalet bungalow
- Set in a quarter of an acre plot
- Sitting room
- Kitchen/dining room and utility room
- Conservatory
- 3 Double bedrooms (all en-suite)
- Enclosed landscaped gardens
- Garage/workshop and ample parking
- Council Tax Band D
- Freehold

Guide Price £435,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		65	79
EU Directive 2002/91/EC			

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