



£350,000

4 Bedroom Detached House for sale  
21 Beech Grove, South Molton





## Overview

Discover the perfect blend of comfort, space, and contemporary style with this impressive four-bedroom executive detached home, ideally positioned in one of South Molton's most desirable residential areas. Built with family living in mind, this property offers the rare combination of modern amenities and a peaceful suburban atmosphere, all just a short distance from the bustling heart of the town.

SOME IMAGES HAVE BEEN DIGITALLY STAGED TO ASSIST THE BUYER



## Key Features

- MODERN EXECUTIVE DETACHED HOME
- 4 LARGE BEDROOMS
- CONSERVATORY
- ENCLOSED COTTAGE-STYLE REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY PARKING FOR 2 CARS
- SOLAR PANELS
- CLOSE TO THE TOWN CENTRE AND LOCAL SCHOOLS
- WHAT3WORDS///balanced.tinted.widen







Nestled in one of South Molton's most sought-after residential areas, this modern executive detached home perfectly marries stylish living with family-friendly comfort. Immaculately presented throughout and boasting generous proportions at approximately 1206 sq ft, every detail of this impressive four-bedroom house has been thoughtfully designed to suit the demands of contemporary family life.

Step inside via a light-filled entrance hall that immediately impresses with a sense of openness and refined style. The main living room sits at the rear of the property, providing a calm retreat for relaxation, enhanced by modern glass patio doors that seamlessly extend into a bright conservatory - flooded with natural light and connecting directly to a beautifully established cottage-style rear garden. Enjoy mature borders, a level lawn, and an inviting patio area, ideally suited for outdoor living and al-fresco dining during summer months.

The heart of this home centres around the spacious kitchen, where garden views pair elegantly with sleek cabinetry and ample room for modern appliances. A gas hob, integrated oven, and sleek extractor set the scene for memorable family gatherings or entertaining guests. From the kitchen, a second set of patio doors opens onto the garden, creating an effortless indoor-outdoor flow.



Adjacent is a substantial dining room, easily opened up to the lounge via contemporary bi-folding French doors, perfect for festive gatherings, holiday celebrations, or simple Sunday lunches. The ground floor also offers practical touches, including a modern cloakroom and a handy cloak cupboard. Four generously sized bedrooms await on the upper floor, each finished to an inviting standard, offering adaptability as bedrooms, guest rooms, or home offices. The en-suite master bedroom feels particularly indulgent, with a fitted wardrobe and a stylish modern shower room designed as a personal sanctuary. A spacious main bathroom, featuring a chic white suite and integrated shower, completes the upper floor.

Externally, the property offers exceptional convenience with a driveway leading to a detached single garage, providing off-road parking for two cars in addition to further storage space. Solar panels deliver an added energy efficiency boost, and a high EPC rating(A) underscores the home's practical sustainability.

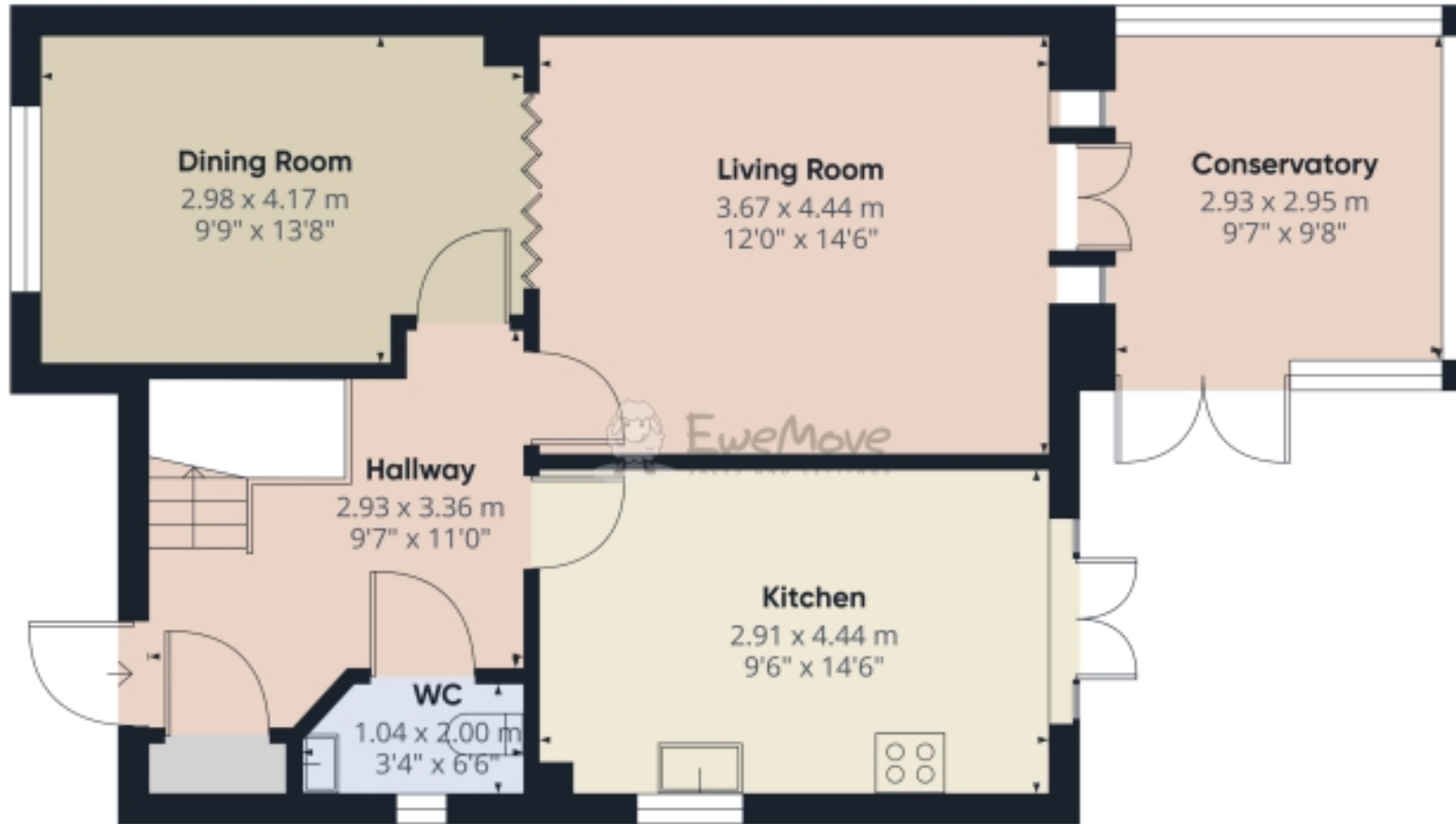
Perfectly positioned just a short stroll from the vibrant heart of South Molton, residents benefit from the close proximity to the renowned Pannier Market, famous for artisan foods, local crafts, and a genuine sense of community. Day-to-day essentials are close at hand with an array of independent shops, delightful coffee houses, reputable local schools, and leisure facilities within easy reach. Excellent transport links via the nearby A361 make journeys to the dramatic North Devon coastline or the lively city of Exeter both convenient and straightforward.

This is an ideal choice for families or professionals searching for a peaceful suburban home without sacrificing easy access to amenities, reputable schooling, and transport connections.

With its combination of modern touches, energy efficiency, prime location, and layout designed for luxurious yet practical living, this executive detached property simply must be seen to be fully appreciated. Arrange your viewing today and discover all the benefits this remarkable family home has to offer.

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# Floorplans



Approximate total area<sup>(1)</sup>  
62.9 m<sup>2</sup>  
676 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Floorplans



Floor 1 Building 1



Approximate total area\*

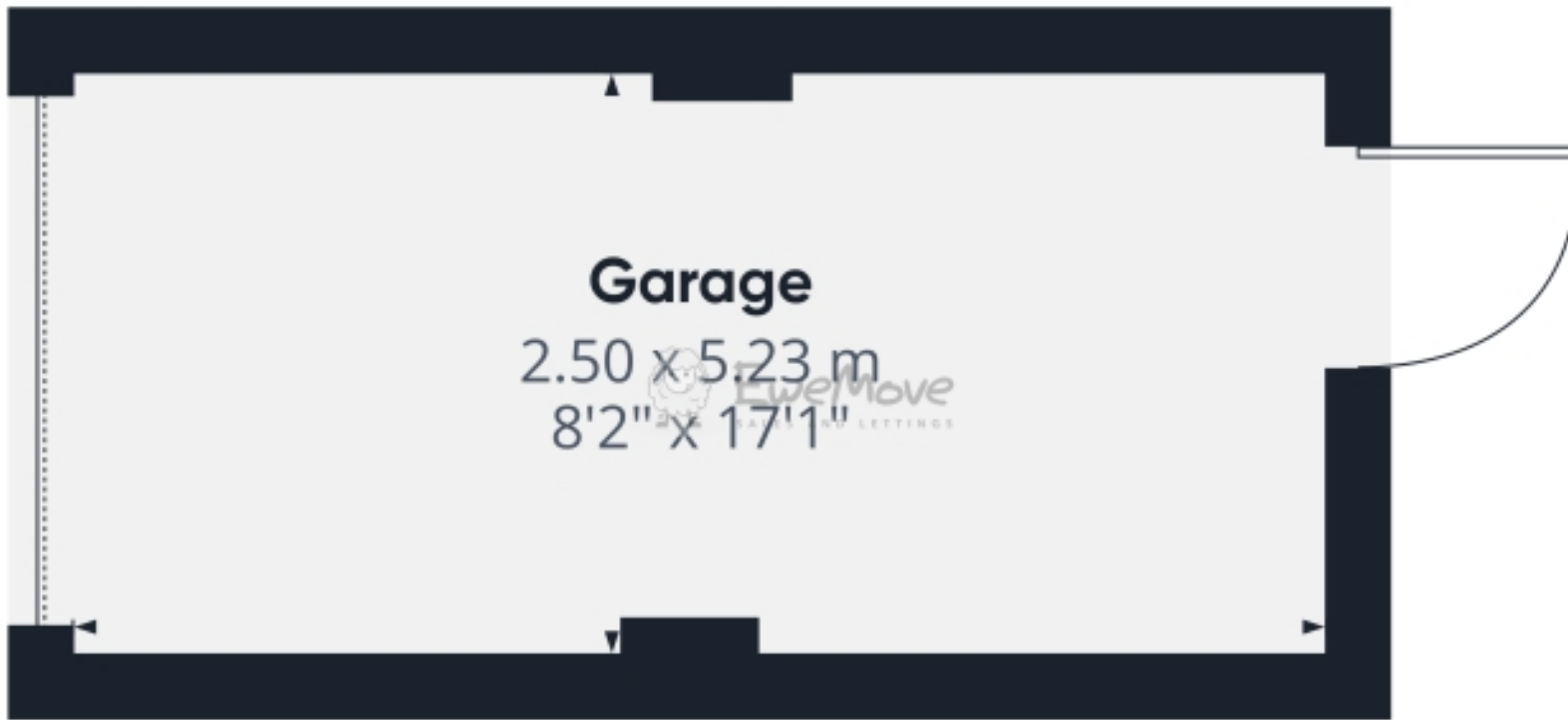
49.1 m<sup>2</sup>  
530 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Floorplans



**Garage**  
2.50 x 5.23 m  
8'2" x 17'1"

**Approximate total area<sup>(1)</sup>**  
13.2 m<sup>2</sup>  
142 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (PM5 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A	92 A	111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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