



10 Parsonage Lane

10 Parsonage Lane, , South Molton, EX36 3AX



Barnstaple 11 miles Tiverton 19 miles

A completely renovated and re-modelled Victorian town house close to the town centre

- Completely renovated and superbly presented Victorian town house
- Sitting Room
- Impressive open-plan Kitchen/Dining room
- Utility and Cloakroom
- 3/4 Bedrooms (1 En-Suite)
- Family Bathroom
- Enclosed front and rear courtyards
- Parking and Garage/Workshop
- Council Tax Band C
- Freehold

Guide Price £325,000

Situation

10 Parsonage Lane is situated in a quiet residential area 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 a selection of independent and artisan shops. The town also comes alive when 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

10 Parsonage Lane is an individual detached house of Victorian origin, believed to date from approximately 1870 and originally constructed for the manager of the former South Molton Gas Works.

In recent months the property has been the subject of a comprehensive programme of renovation and significant improvement, including re-roofing together with extensive internal remodelling and modernisation. The result is a well-balanced and particularly well-presented home combining period character with contemporary fittings, together with enclosed courtyard parking and a garage, all within easy walking distance of the town centre.

The works carried out have included substantial remodelling and refurbishment of the principal living areas, including an impressive open-plan kitchen/dining room, and general modernisation throughout, creating a property that is ready for immediate occupation.

Accommodation

The front door opens into a welcoming ENTRANCE HALL with decorative tiled flooring, coat hanging space and useful shoe storage cupboard. An opening leads through to an inner stair hall with understairs cupboard. To the right is the SITTING ROOM, a comfortable double-aspect reception room with oak flooring and an attractive fireplace with a wood-burning stove set on a slate hearth. To the left of the hall is an impressive, open-plan KITCHEN/DINING ROOM forming the heart of the home. The kitchen is fitted with a modern range of shaker-style units with oak worktops and integrated appliances including twin electric ovens

(Neff hide and slide) and a four-ring gas hob with extractor over. A walk-in corner larder cupboard provides excellent storage, whilst a large central island unit incorporates a one and a half bowl sink with boiling water tap and an integrated dishwasher. There is ample space for a dining table and chairs, making the room well suited to both everyday living and entertaining. A roof lantern set within the roof provides excellent natural light. Off the kitchen is a UTILITY ROOM fitted with oak worktop, single drainer sink with mixer tap and wall-mounted boiler. From here a door leads into a CLOAKROOM with a vanity wash basin and WC.

On the FIRST FLOOR, a half landing leads to BEDROOMS 1 and 2, both double aspect rooms with BEDROOM ONE also having an EN-SUITE SHOWER ROOM fitted with a tiled shower cubicle with mixer shower, vanity wash basin, close-coupled WC and heated towel rail. BEDROOM TWO is a well-proportioned double room with glazed double doors opening to the rear courtyard. This room also offers flexibility of use as an additional reception room if required,

Stairs continue to a second half landing and BEDROOM 4, and finally a few steps lead up to the top landing and BEDROOM THREE, a good sized double room and the FAMILY BATHROOM which is fitted with a modern suite comprising panelled bath with shower over, concealed cistern WC, vanity wash basin and heated towel rail.

Outside

The property is approached via gated access leading to a sizeable enclosed courtyard providing secure off-road parking. The outside space has been designed for ease of maintenance and provides a practical and private area. The GARAGE has a roller door onto the street and a personal door into the courtyard.

Services and further information

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

Mobile - Good outdoor service from all major providers (Ofcom).

Broadband - Standard, superfast and ultrafast available (Ofcom).

Construction - Rendered stone under tiled roof.

Viewing

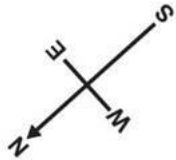
Strictly by appointment through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton Square, with Stags' office on the left, turn left into Duke Street and at the end of the road, turn left and immediately right into Parsonage Lane. Continue down the hill and the property will be found at the bottom on the right. What3words Ref: bleaching.tugging.dark



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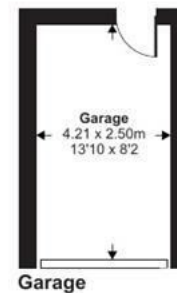
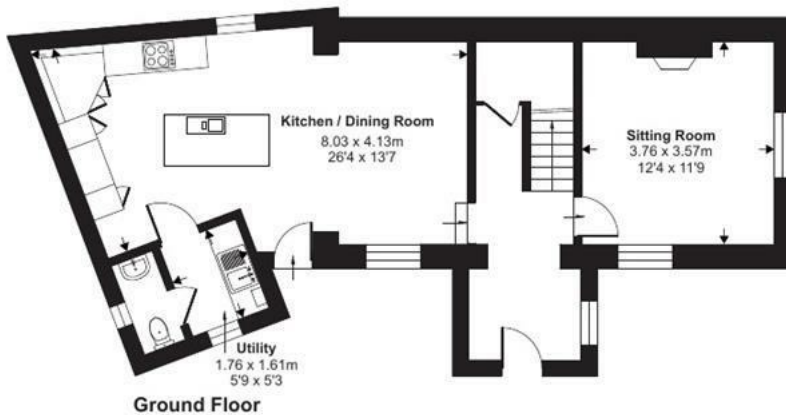
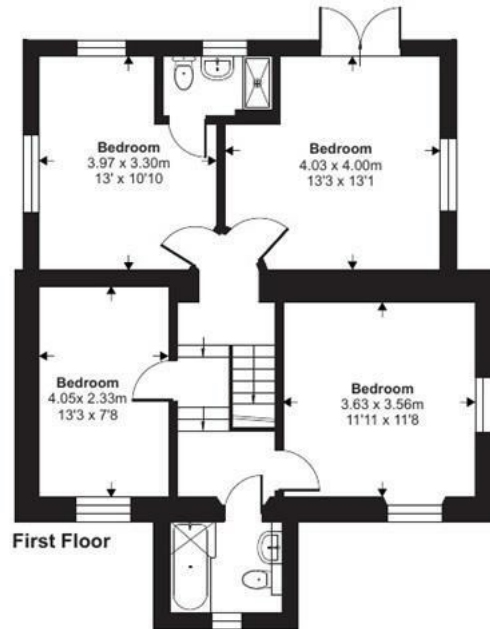


Approximate Area = 1364 sq ft / 126.7 sq m

Garage = 113 sq ft / 10.4 sq m

Total = 1477 sq ft / 137.1 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). © ntxcom 2026. Produced for Stags. REF: 1411276

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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