The Old Vicarage

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The Old Vicarage,

Molland, South Molton, Devon, EX36 3NG

Exmoor National Park 0.5 miles A361 (North Devon Link Road) 4 miles South Molton 7.5 miles Dulverton 8.5 miles Tiverton Parkway (London Paddington 1hr 55m) 24 miles

An exceptional old vicarage only a short walk to Exmoor National Park with mature gardens and far-reaching rural views

- Rare chance to buy in the ancient, estate-owned village of Molland
- Beautifully-presented and spacious accommodation with much natural light
- Four double bedrooms, three en-suite
- Charming detached 'Bunker' providing exceptional entertaining space
- Council Tax Band E - No onward chain
- A short walk from Exmoor National Park with its renowned hiking and riding
- Bespoke, open-plan kitchen, living and dining room
- Generous, dual aspect principal bedroom suite with dressing room
- Set in an acre of beautifully landscaped gardens and with far-reaching views
- Freehold

Guide Price £925,000

Stags South Molton

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Situation

The Old Vicarage occupies a peaceful and private position just outside the ancient village of Molland, within easy walking distance of open moorland of Exmoor National Park, well known to offer some of the finest hiking and riding in the UK.

The village is one of the oldest on Exmoor having been in the continuous ownership of one landed estate for over a thousand years. The Old Vicarage is the only house of any significance not owned by the estate, thus representing a unique opportunity to buy in this charming location. The village also boasts a popular pub and 15th Century church.

Despite its rural setting, the property is conveniently positioned for access to South Molton, approximately 7½ miles away, which provides a good range of everyday amenities, shops (including two excellent butchers), schools and services. The North Devon Link Road is approximately 4 miles away, providing excellent access towards Tiverton and the M5, while the renowned North Devon beaches of Saunton and Croyde are easily reached by car.
The Old Vicarage is 26 miles from Tiverton Parkway station with a direct service to London Paddington (1hr 55mins).

Description

The Old Vicarage is an impressive former vicarage dating from the early 1920s. Beautifully decorated and retaining a wealth of character, the house has been thoughtfully extended and reconfigured by the current owners to create a superb combination of traditional country-house living and contemporary family accommodation. Of particular note is the bespoke open-plan kitchen, living and dining space, which spans much of the front of the house and enjoys excellent natural light, wonderful rural views and direct access to the gardens. The accommodation is complemented by four double bedrooms, including an impressive principal bedroom suite, together with a number of characterful reception and ancillary rooms. The beautifully established gardens, including a charming entertaining building known as 'The Bunker' and good ancillary buildings and the exceptional rural setting combine to create a particularly special country home.

Accommodation

The property is arranged over two floors and has been thoughtfully adapted to provide a particularly versatile and comfortable family home. The front door opens into an entrance hall with an oak floor, plenty of space for coats and boots, and with doors off to a study and cloakroom. A part-glazed door leads into the central stair hall, again with an oak floor, from which the principal reception accommodation is accessed. The outstanding open-plan living, dining and kitchen space extends across much of the front of the house and is flooded with natural light from the large south-facing windows, enjoying a lovely outlook and far-reaching rural views over the gardens. The sitting area has an attractive stone fireplace with timber surround and glazed double doors opening onto the gardens, while the dining area leads seamlessly into a bespoke handmade kitchen with granite worktops, ceramic sink and electric Nexus range cooker. There is also a useful additional study space leading off the main reception room. Elsewhere on the ground floor is a cosy snug, together with a generous utility room with quarry tiled floor, rear boot room, separate pantry and further cloakroom.

Upstairs, the spacious galleried landing leads to four well-proportioned double bedrooms. The very impressive principal bedroom is double aspect and enjoys wonderful views towards the gardens, surrounding countryside and Molland Church, with a separate dressing area, cast-iron bath and separate WC. Bedroom two has an en-suite shower room and also takes full advantage of the wonderful views, while bedroom three also benefits from en-suite facilities. Bedroom four has fitted storage and the family bathroom provides a panelled bath with shower attachment and traditional sanitaryware.

Outside

The Old Vicarage is approached via a private drive which leads to a generous parking and turning area. Adjacent to the rear of the house is a useful oak-framed workshop and ancillary storage building.

The house is set within just under an acre of beautifully landscaped and mature gardens, which are a particular feature of the property. The grounds include sweeping lawns, well-stocked borders, mature trees, orchard, established shrubs, paved terraces and a variety of secluded areas from which to enjoy the exceptional rural setting and far-reaching views. Glazed doors from the principal reception room open directly onto a south-facing, York flagstone terrace, creating a lovely connection between the house and outside space.

Tucked away amongst the mature planting a short distance from the house is the charming detached 'Bunker', a fabulous entertaining room with kitchen, open fireplace, rooflights and glazed bi-fold doors opening onto a paved terrace with lovely views over the garden and beyond.

Services and further information

Mains electricity. Private water and drainage system (septic tank and soakaway). Oil-fired central heating via radiators.
Mobile - Variable outdoor service from the major providers (Ofcom).
Broadband - Ultrafast is available (Ofcom).
Construction - Standard.

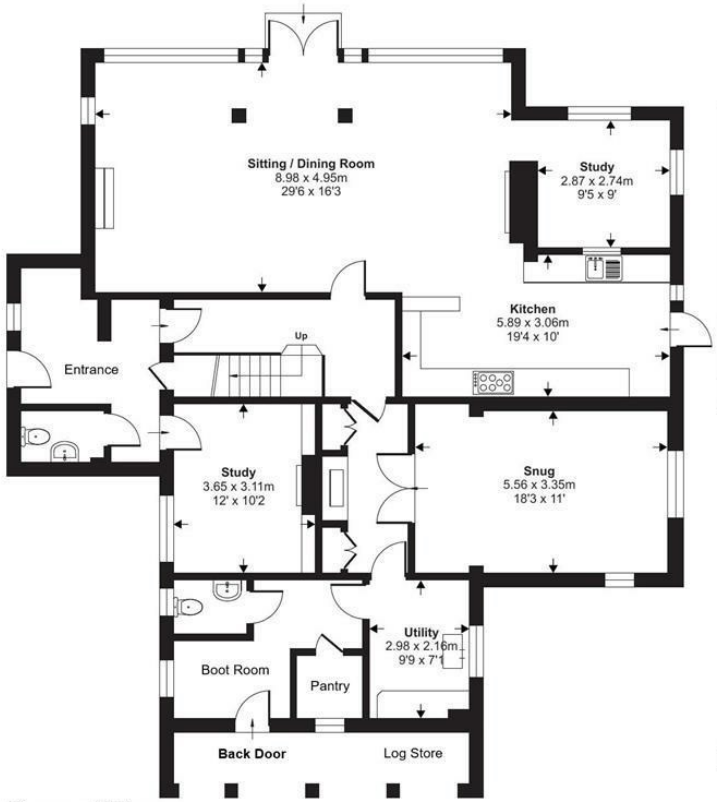
Viewing

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

Directions

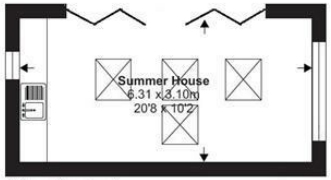
From the centre of Molland, facing the church, turn right and continue along the road as if leaving the village. The Old Vicarage is the last property on the left.

Approximate Area = 2905 sq ft / 269.8 sq m
Outbuildings = 484 sq ft / 44.9 sq m
Total = 3389 sq ft / 314.7 sq m
For identification only - Not to scale

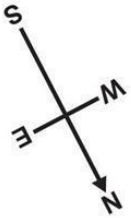


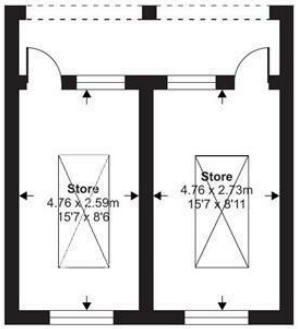
Ground Floor

First Floor



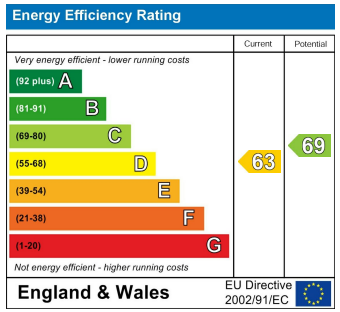
'The Bunker'





Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1523855



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