



**STAGS**

Lane End Cottage

# Lane End Cottage

North Molton, South Molton, EX36 3JF

Exmoor National Park 1 mile South Molton 4 miles Barnstaple 13.5 miles

- Kitchen/Breakfast Room
- Living Room
- Dining Room
- 4 Bedrooms and Bathroom
- Mature Gardens with Outbuildings
- Workshop and Parking
- Fine Views
- About 0.63 Acres

**Offers invited £459,000**

## SITUATION

Lane End Cottage is set in the ever popular village of North Molton, which sits on the south western foothills of Exmoor National Park and only a short distance from the A361 North Devon Link Road. The village has a thriving community and offers an excellent range of amenities including an excellent shop and post office, good primary school, village hall, garage, sports club and two public houses along with many groups and societies.

The local market town of South Molton is approximately three miles and provides an excellent range of further amenities including schooling to secondary level, banking facilities and Sainsbury's supermarket. The A361 provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park, renowned for its spectacular scenery and excellent opportunities for walking, riding and fishing, is about a mile away from the property and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

## DESCRIPTION

Lane End Cottage is a well presented Grade II listed cottage with large gardens set on the edge of the village and enjoys a very attractive outlook to the rear over the Mole valley. The delightful cottage has many character features including flagstone floors, exposed beams and open fireplaces. The cottage is beautifully complemented by large private gardens as well as plenty of off road parking and various outbuildings including a former stable block now used as a workshop.

## GROUND FLOOR

Glazed front door into HALL with flagstone floor and stairs to the first floor. The KITCHEN/BREAKFAST ROOM has a flagstone floor and is a triple aspect



An attractive period cottage with large gardens on the edge of a popular village with excellent amenities





room with exposed ceiling beams and well fitted with a range of maple effect fronted units with granite worktops over. Central island unit, stainless steel sink with mixer tap, integrated oven with 4 plate induction hob and hood over. Inglenook fireplace with heavy beam over, bread oven and with oil fired Rayburn. Matching dresser unit, walk in shelved pantry and under stairs cupboard. The LIVING ROOM is also a double aspect room with exposed ceiling beams, large stone fireplace with slate hearth and wood burning stove. The DINING ROOM is also double aspect and has double doors leading to the garden. THE LOWER HALL has a double cupboard with plumbing for washing machine and space for dryer and the SHOWER/ CLOAKROOM has a low level WC, wash basin and large tiled shower cubicle. There are TWO BEDROOMS off the lower hall with BEDROOM ONE being a large double room with double doors to the garden and plenty of wardrobe space. BEDROOM 4 is a single room.

### FIRST FLOOR

The landing has doors off to BEDROOM TWO, a double aspect, double room with an excellent outlook over the garden and built in storage/wardrobes. The BATHROOM is fitted with a panelled bath, low level WC and wash basin set in a decorative tiled surround. Airing cupboard. BEDROOM THREE is also a double aspect, double room with an lovely outlook over the garden.

### OUTSIDE

There is parking to the side of the property and a gravelled area to the front. To the rear there is a south facing sun terrace that leads onto the gently sloping lawn with gravelled paths leading down to the lower areas of garden. TIMBER FRAMED STUDIO/WORKSHOP with power and light. Adjacent to this is an ENTERTAINING AREA comprising a timber framed BUILDING fitted with a range of modern kitchen units with worktop over and Belfast sink. Plumbing for dishwasher and built in electric oven with 5 ring gas hob over. Outside is a decked and part covered area overlooking the gardens.

A wide side vehicle entrance with double gates leads to a good sized paved parking area. To the lower side is an L shaped former STABLE BLOCK currently used as WORKSHOP/STORAGE with power and light. GREENHOUSE 8' x 6'.

The mature gardens continue down to the lower end of the garden where there are two PONDS surrounded by mature trees.

In all the property extends to approaching TWO THIRDS OF AN ACRE. (0.63 ACRES).

### VIEWING

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

### DIRECTIONS

From the North Devon Link Road (A361) on the outskirts of South Molton take the North Molton turning. Follow this road for approximately three miles through the centre of the village, passing the Poltimore Inn on the right. Continue down Lower East Street and Lane End Cottage will be seen on the right, just after passing the turning for Broad Close.

### SERVICES

Mains water, electricity and drainage.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

29 The Square, South Molton, Devon,  
EX36 3AQ

Tel: 01769 572263

south-molton@stags.co.uk

