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The Stables,
Bish Mill, South Molton, EX36 3QU

A spacious barn conversion with self contained annexe, useful outbuildings and land

South Molton 2.5 miles Barnstaple 13 miles Tiverton 15.5 miles

• Sitting Room • Kitchen/Dining Room • 4 Bedrooms • Family Bathroom • 2 Bed Annexe • Garden/Parking/Workshop • Pasture with River Frontage • Total about 4.2 Acres •

Guide price £445,000

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SITUATION

The Stables is very conveniently set just off the A361 (North Devon Link Road), a short distance from the market town of South Molton, offering an excellent range of everyday services including shopping, social and banking facilities and amenities including infant, junior and senior schooling. It dates from Saxon times and has some fine buildings, a museum, a stock market on Thursdays and twice weekly pannier market. The A361 itself provides excellent access to the regional centre of Barnstaple to the west and to Tiverton and the M5 motorway (Junction 27) to the east where there is a main line railway station at Tiverton Parkway on the London Paddington line.

South Molton is surrounded by picturesque, unspoilt countryside and the boundary of Exmoor National Park is only just over 4 miles to the north offering beautiful moorland scenery with many footpaths and bridleways whilst the North Devon coastline, with its spectacular scenery, wide sandy beaches and coastal walks, is also within easy reach by car.

DESCRIPTION

The Stables is one of two barn conversions set around a central courtyard and offers extensive accommodation together with a spacious annexe, which could be combined with the main house accommodation to make one larger property if preferred. The property is well presented and has some attractive features including exposed timbers and natural wood joinery. Outside there is a large garden area, separate service area with large general purpose workshop and polytunnel as well as a paddock with river frontage. In total the property extends to approximately 4.2 acres.

ACCOMMODATION

Door to PORCH with coat hooks, tiled worksurface with cupboards and drawers under. Camray oil fired boiler for domestic hot water and central heating. The KITCHEN/DINING ROOM is an 'L' shaped room separated by a wide arch. The kitchen area has a tiled floor and is well fitted with an ample range of cream fronted units with tiled worksurface, one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher, inset electric hob and tall cupboard unit housing two separate built in electric ovens. The double aspect dining area has a range of built in cupboards with space in between for tall fridge and freezer and wall mounted display cupboards. Well proportioned SITTING ROOM with natural stone chimney breast extending either side to provide shelving. Tiled hearth with inset multi fuel stove and granite mantel over. Double doors opening to courtyard and exposed ceiling beams. HALLWAY with stairs to first floor and understairs storage area with plumbing for washing machine and door out to the courtyard. Door off to BEDROOM 1, double aspect with exposed ceiling beams. There is a door from this room to the reception room in the annexe, currently blocked, but could be re-opened if required.

On the first floor there is a part galleried LANDING with airing cupboard, study area and cupboard, which originally provided access through to the annexe at first floor level, now blocked, but again, could be re-opened if required. Doors lead off to three further DOUBLE BEDROOMS all with exposed ceiling beams, downlighting and fitted wardrobe cupboards and to the large family BATHROOM, divided by an archway providing an area with panelled bath and separate shower cubicle and an



area with low level WC, vanity unit with washbasin and cupboard under and tiled splashback.

THE ANNEXE

From the courtyard a door leads into a double glazed PORCH with tiled floor and door to an open plan sitting room/ dining room and kitchen. The KITCHEN area is fitted with a range of units with stainless steel sink unit, and space and plumbing for washing machine. Further cupboards, part tiled walls and space for electric cooker. The SITTING ROOM is separated from the kitchen by a breakfast bar with cupboards under and space for fridge. Door to BATHROOM/SHOWER ROOM with panelled bath, low level WC and separate tiled shower cubicle with electric shower.

Stairs lead to a small landing with doors to the TWO DOUBLE BEDROOMS, one of which has an airing cupboard and door to large walk in cupboard that has potential to create an en-suite if required.

It is considered that the annexe could be incorporated into the main house to create a larger, single dwelling if required.

OUTSIDE

The property is approached from the road by a shared driveway which also serves the other barn conversion and two other properties. The driveway gives access to a tarmac parking and turning area at the rear of the property. Adjoining the house, there is a gravel terrace on two levels and adjoining large area of lawn with mature shrub beds. On the western side of the house the property owns half of the central courtyard together with an area below the archway (although the neighbour has a right of way under the arch to his part of the courtyard).

From the parking area, the drive continues on to a further YARD with large general purpose WORKSHOP/STORE 45' x 25' with power, light and water connected and currently used as a workshop/store though with possibilities for other uses including stabling. Aluminium GREENHOUSE and POLYTUNNEL 120' x 30' with power and water connected to both.

The remainder of the land comprises an attractive area of land running down to the River Yeo, with a partially completed large pond/wildlife area and enclosed chicken house and run. In all the property extends to about 4.2 acres.

VIEWING

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

DIRECTIONS

From The Square in South Molton proceed in an easterly direction along East Street and after about one and a half miles on reaching the North Devon Link Road at the roundabout turn right towards Tiverton. The entrance to The Stables will be seen on the left hand side after about a third of a mile (marked Waterhouse). On entering the drive proceed around to the right to the far end of the property to park.

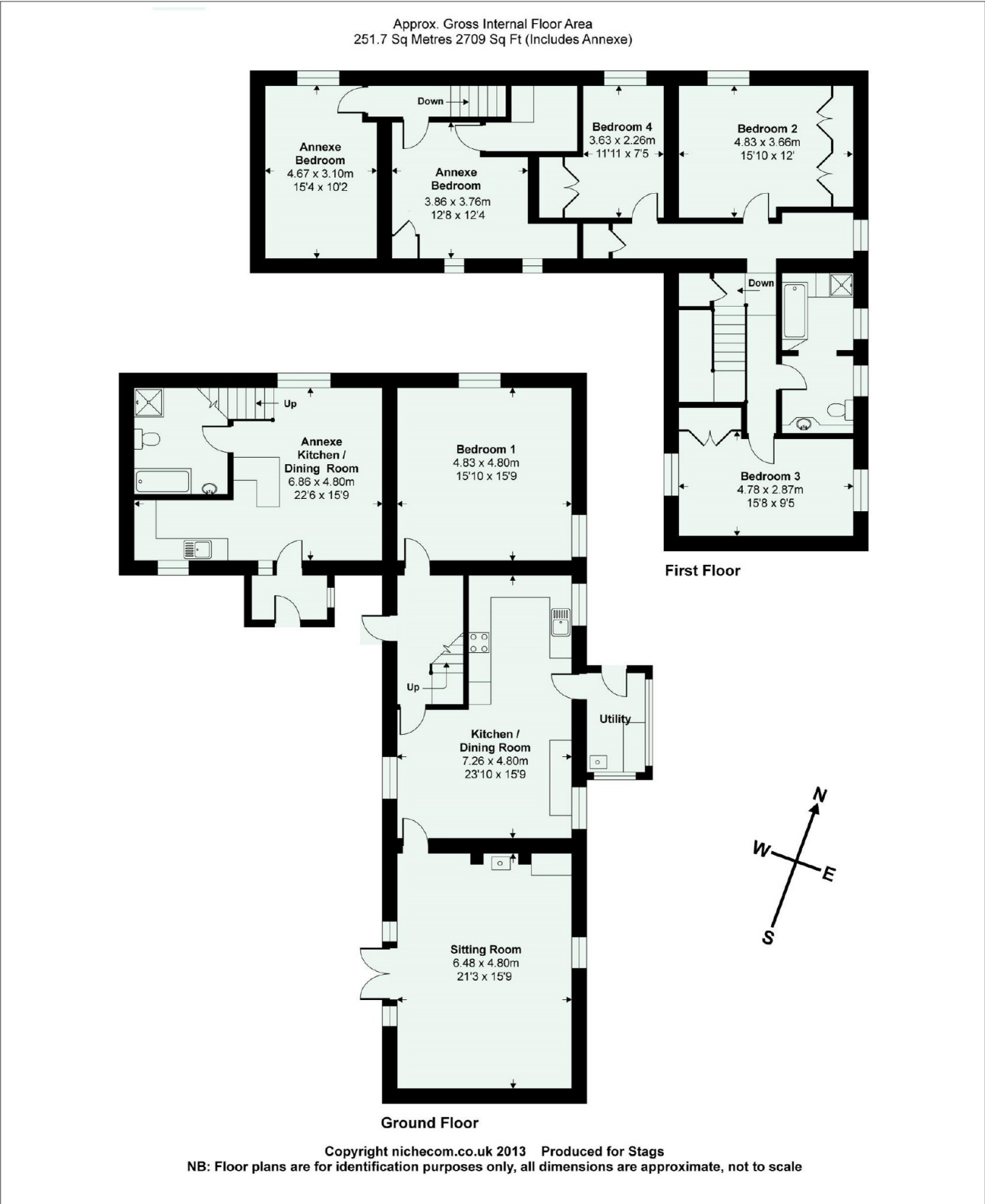
SERVICES

Mains water and electricity. Shared private drainage. Oil fired central heating via radiators.

AGENT'S NOTE

We understand the fishing rights are not in hand.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		49
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	