



STAGS

Crangs House, East Street, North Molton,
South Molton, Devon, EX36 3JQ

A spacious and well-presented period house in a popular village

South Molton 4 miles Exmoor National Park 1 mile Barnstaple 14 miles

- Superbly Presented • Exmoor Foothills • Sitting Room • Dining Room/Snug • Kitchen/Breakfast Room • 5 Bedrooms (2 En-Suite) • Bathroom • Enclosed Rear Gardens •

Guide price £295,000

01769 572263 | south-molton@stags.co.uk

SITUATION

Crangs House is situated in the very much sought after village of North Molton, which offers an excellent range of local amenities including primary school, public house, two churches, excellent post office/stores, garage/petrol station and sports club. The village is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is four miles and offers a good range of social, shopping and banking facilities and senior schooling.

The boundary of Exmoor National Park is only one mile away and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

INTRODUCTION

Crangs House is a spacious and very appealing terraced period house exhibiting many character

features including exposed beams and open fireplaces. With slate floors throughout the ground floor and original picture rails in most rooms, the property offers spacious five bedroom accommodation arranged over three floors with fine views away over the village to attractive rolling hills in the distance. The property is well-presented throughout and has the benefit of recently installed uPVC double glazing.

ACCOMMODATION

Part glazed stable door to the enclosed PORCH with useful shelving. The SITTING ROOM has dado panelling, window seat, stone and brick fireplace with slate hearth and mantel over. The DINING ROOM also has a window seat, storage cupboard and shelving. The KITCHEN/BREAKFAST ROOM is an attractive room with large fireplace with timber surround and mantel and is fitted with a range of painted units with slate worktop over and matching wall units. Electric cooker point with hood over and Belfast sink with mixer tap. Glazed sliding patio doors lead to the rear garden. Off the kitchen is a CLOAKROOM with WC, washbasin and plumbing for washing machine.



Turning stairs lead up to a spacious galleried LANDING with display shelving. BEDROOM 1 is a double room with cast iron fireplace with marble surround and mantel, airing cupboard and further built in store cupboard. BEDROOM 2 is a single room and is currently used as a STUDY. The SHOWER ROOM is fitted with a modern suite with mixer shower.

From the first floor landing stairs lead to the second floor and three further double bedrooms all enjoying village and country views. BEDROOM 3 is a double room with a Victorian style cast iron fireplace, built in corner cupboard together with a large walk in wardrobe cupboard and EN-SUITE SHOWER ROOM with tiled shower cubicle, pedestal washbasin and WC. BEDROOM 4 is a double room and BEDROOM 5 has a built in cupboard and EN-SUITE BATHROOM fitted with a modern suite.

OUTSIDE

The house is approached by a path bisecting the front, mainly gravelled garden with flower and shrub beds.

To the rear there is a good sized enclosed rear

garden initially with a level paved area with log store. Stone steps with railings lead up to the first lawned terrace with flower and shrub beds and dry stone bank with further stone steps and railings up to another mainly lawned terrace interspersed with planted beds with a paved area, timber garden shed and log store.

The rear gardens can also be accessed via a vehicular right of way enjoyed over the rear of the adjoining property.

SERVICES

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

VIEWING

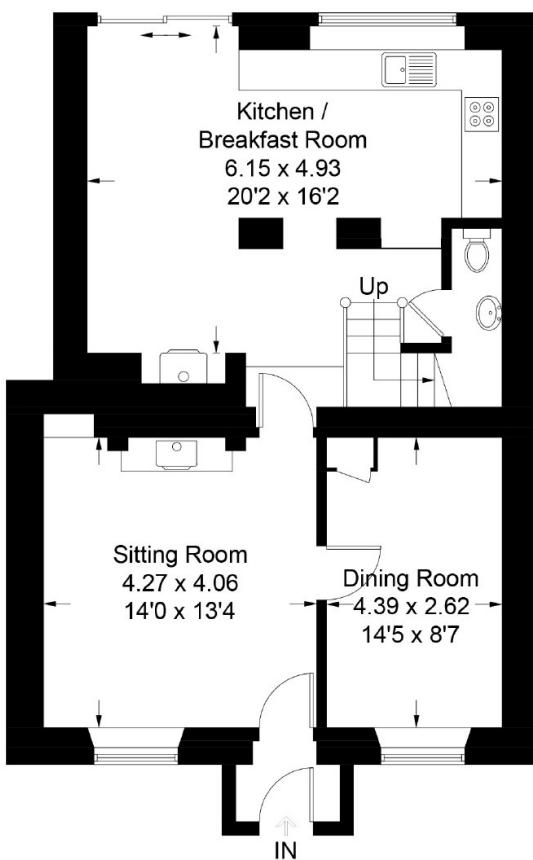
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

DIRECTIONS

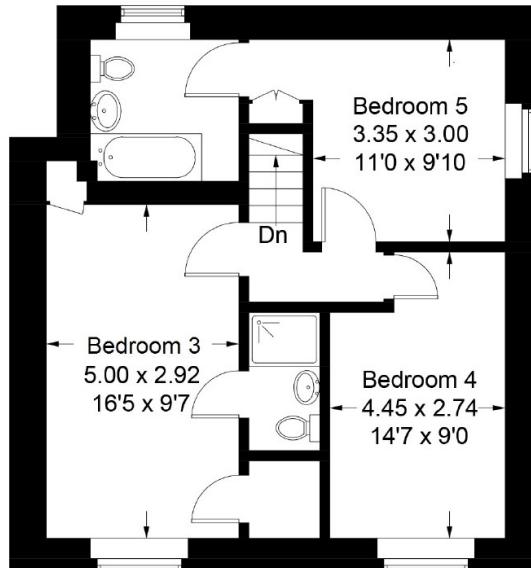
From the North Devon Link Road (A361) on the outskirts of South Molton take the turning signposted to North Molton. Once in the village continue on the same road and the property will be found towards the bottom of the hill on the left hand side.



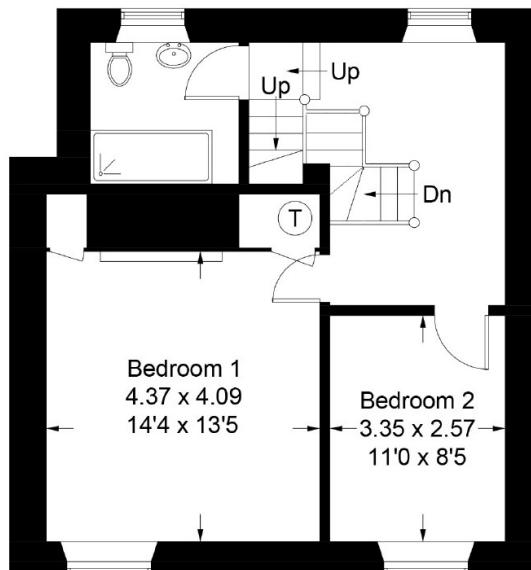
Approximate Gross Internal Area = 165.8 sq m / 1785 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID525088)



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@StagsProperty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)		A	79
(81-91)		B	63
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(11-20)		G	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			