

Moorland View

Moorland View, East Street, North Molton, South Molton, EX36 3HU







South Molton 3.5 miles Barnstaple 13.5 miles

An extended character cottage set in a sought after village

- Extended character cottage in a sought-after village
- Living Room
- Fitted Kitchen/Breakfast Room
- Shower Room
- 3 Bedrooms and Bathroom
- Garage/Workshop
- Elevated rear garden and stone barn
- No onward chain
- Council Tax Band B
- Freehold

Guide Price £299,950

Situation

Moorland View is set in the very popular village of North Molton, which sits in 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 a very good range of amenities including a good community shop, primary school, village hall, garage, excellent sports club and public house 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, weekly stock and pannier markets 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.

The boundary of the 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 is steep cliffs and wide sandy beaches is also within easy reach by car.

Description

Moorland View is an end terrace period cottage that has been skilfully extended in recent years to now provide an appealing character home set in a popular village

Accommodation

An open PORCH and front door leads into a STAIR HALL with door into the LIVING ROOM, with oak flooring, large stone fireplace with beam over, slate hearth and wood burning stove. To the left of the fireplace is a cosy study/desk area. The KITCHEN has a slate floor and is fitted with a range of modern units with timber worktop over, 1½ bowl sink unit with mixer tap, integrated dishwasher, fridge freezer and electric oven with hob and hood over. The kitchen is open to a REAR HALL area with door off to a well-fitted SHOWER ROOM with slate floor, WC, heated towel rail, wash basin and tiled shower cubicle. Also off the rear hall is a door to the outside and a door into the integral GARAGE/WORKSHOP with power and light.

On the first floor the LANDING has doors off to THREE BEDROOMS and a BATHROOM. BEDROOM ONE is a double room with vaulted ceiling, BEDROOM 2 is also a double room and BEDROOM 3 is a single room with all three bedrooms enjoying views over the village to countryside beyond. The well-fitted BATHROOM has a tiled floor, panelled bath with mixer shower over, wash basin, WC and bidet set into a fitted bathroom unit.

Outside

There is a rear, sheltered courtyard with a useful stone BARN 12' x 8'. A flight of steps lead up past the barn to an elevated area of lawned garden with views over the cottage and the village to unspoilt countryside beyond.

Services and further information

Mains water, electricity and drainage. Partial under-floor heating to the ground floor (kitchen and shower room) with central heating via radiators to the first floor. Solar thermal hot water system.

Mobile - Coverage available from all major providers (Ofcom).

Broadband - Standard, Superfast and Ultrafast available (Ofcom).

Viewing

Strictly by confirmed prior 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 turning signposted to North Molton. Follow this road for approximately 2½ miles into the village, continue past the garage and stay on the road through the village, passing the village square on the left. Continue down the hill and the property will be found on the left.

What3words Ref: safest.resonates.switched

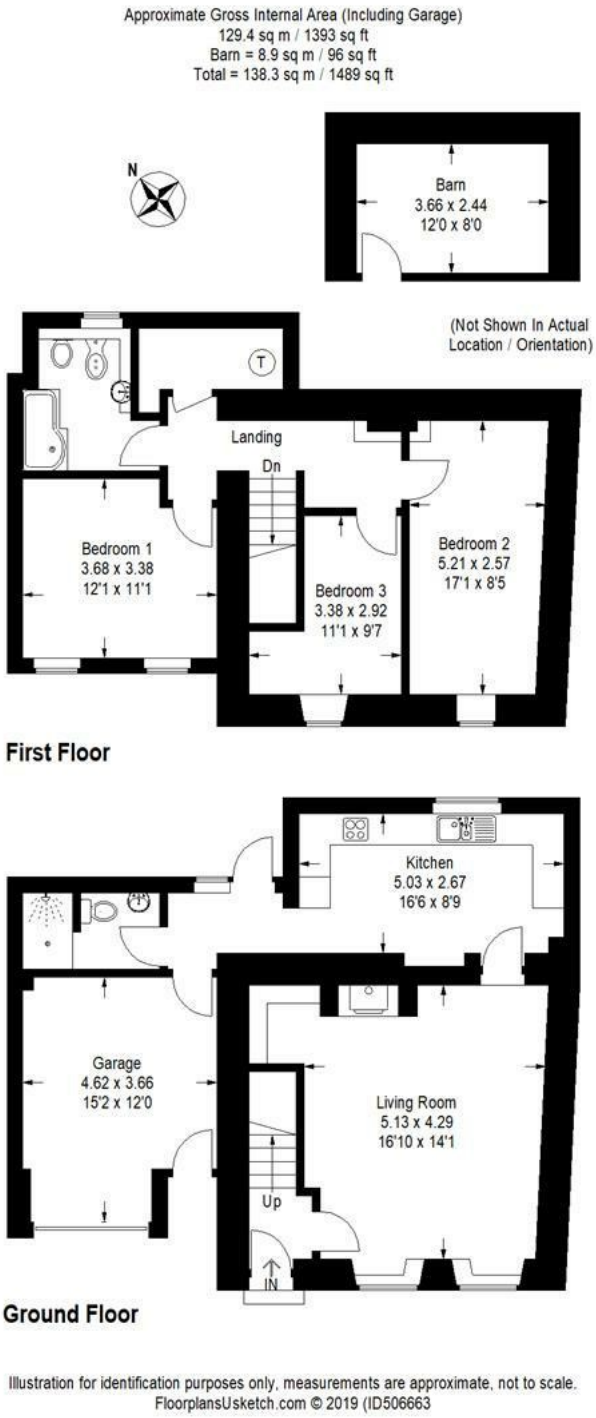




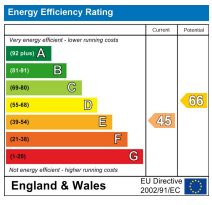








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