

CHEQUERS

T: 01271 379 314

E: enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk

South Street, South Molton, Devon, EX36 4AG

An individual detached and extended five/six bedroom family home, tucked away in a private position yet conveniently close to South Molton town centre. Offering spacious and versatile accommodation arranged over three floors, this impressive property is ideally suited to a large or extended family. Features include a cosy living room with wood burner, reception hall, study, dining room, modern fitted kitchen/diner with a range of integrated appliances, well-equipped utility room with access to the garden, ground floor shower room, family bathroom and additional second floor shower room. Outside, the property benefits from an attractive enclosed mature garden, detached garden room with adjoining store and excellent potential for a home business or treatment rooms. Situated close to a wide range of amenities and local attractions and offered for sale with no onward chain.

Offers in excess of:

£340,000



- Individually detached and extended 5 bedroom house
- Tucked away and private position yet close to South Molton Town Centre
- Spacious and flexible accommodation to suit a large or extended family, arranged over three floors
- recently installed 5.1KW solar panels
- Cosy living room with wood burner
- Reception hall, study and dining room
- Modern fitted kitchen/diner with dual fuel range cooker and dishwasher
- Utility room
- Ground floor shower room, first floor bathroom and second floor shower room
- Five bedrooms



Tucked away in a wonderfully private position whilst remaining just a short stroll from the heart of South Molton, this individual detached and extended five-bedroom residence offers an exceptional blend of character, versatility and modern family living.

Arranged thoughtfully over three spacious floors, the property provides beautifully flexible accommodation ideally suited to growing, multi-generational or extended families, with the added benefit of excellent potential for those seeking to run a home business or treatment rooms from the property.

The welcoming reception hall sets the tone for the accommodation beyond, leading to a cosy yet elegant living room complete with a wood-burning stove, creating a warm and inviting focal point. Complementing the principal reception space are a separate dining room and a dedicated study, ideal for home working or quieter retreat. At the heart of the home lies a superb modern fitted kitchen/dining room, extensively equipped with a range of integrated appliances and perfectly designed for both everyday family life and entertaining. A particularly useful utility room provides additional practicality with direct access to the garden, whilst a contemporary ground floor shower room further enhances the flexibility of the layout.

To the upper floors are five well-proportioned bedrooms served by a family bathroom on the first floor and an additional shower room on the second floor, ensuring ample facilities for larger households.

Externally, the property continues to impress with its attractive enclosed mature gardens offering a high degree of privacy and a wonderful setting for outdoor dining and relaxation. A detached garden room with adjoining garden store provides exciting possibilities for a studio, office, consulting room or hobby space, catering perfectly to modern lifestyle requirements.

Situated within easy reach of South Molton’s excellent range of everyday amenities, independent shops, popular eateries and schooling, the property also benefits from convenient access to the surrounding North Devon countryside and nearby Exmoor National Park, making it an ideal choice for those seeking both town convenience and rural charm.

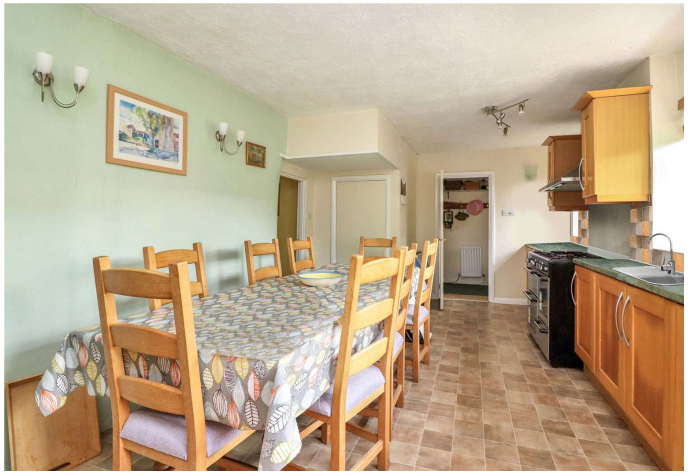
Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial and highly versatile home in one of North Devon’s most well-connected market towns.











Reception Hall - 9'6" x 8'6" (2.9m x 2.6m)

Study - 8'5" x 9'2" (2.57m x 2.8m)

Shower Room - 4'11" x 8'3" (1.5m x 2.51m)

Living Room - 13'9" x 14'6" (4.2m x 4.42m)



Dining Room/Bedroom Six - 9'10" x 14'8" (3m x 4.47m)

Kitchen-Diner - 10'4" x 20'3" (3.15m x 6.17m)

Utility Room - 9'9" x 8'6" (2.97m x 2.6m)

Hallway - Stairs to first floor and door to entrance porch.



First Floor Landing - Stairs to second floor landing, doors off to bedrooms one and five along with family bathroom.

Bedroom One - 10'8" x 13'2" (3.25m x 4.01m)

Bedroom Five - 8'9" x 8'2" (2.67m x 2.5m)

Bathroom - 4'5" x 11'10" (1.35m x 3.6m)







Second Floor Landing - Doors off to bedrooms two and four, along with separate shower room. Loft hatch giving access to spacious loft room.

Bedroom Two - 9'6" x 12'1" (2.9m x 3.68m)

Bedroom Three - 8'2" x 12'4" (2.5m x 3.76m)

Bedroom Four - 8'8" x 12'4" (2.64m x 3.76m)

Shower Room - 8'3" x 5'11" (2.51m x 1.8m)

Loft Room - 10'5" x 12' (3.18m x 3.66m)

Outside - The property is accessed via a pedestrian pathway leading off South Street. This leads to a pedestrian gate where there is access to the entrance porch and also a pathway leading around to the main garden area. The side of the house has a patio area and attractive borders whilst the main mature and established garden, is fully enclosed and laid mainly to lawn. Within the grounds you will also find a flexible garden room 4.41m x 2m with electricity and double doors leading out to the garden, along with windows to the front and side aspect. The garden room could offer a variety of uses such as a home office, studio, gym or summer house. There is also a useful adjoining garden store, which can be accessed via the pedestrian pathway.

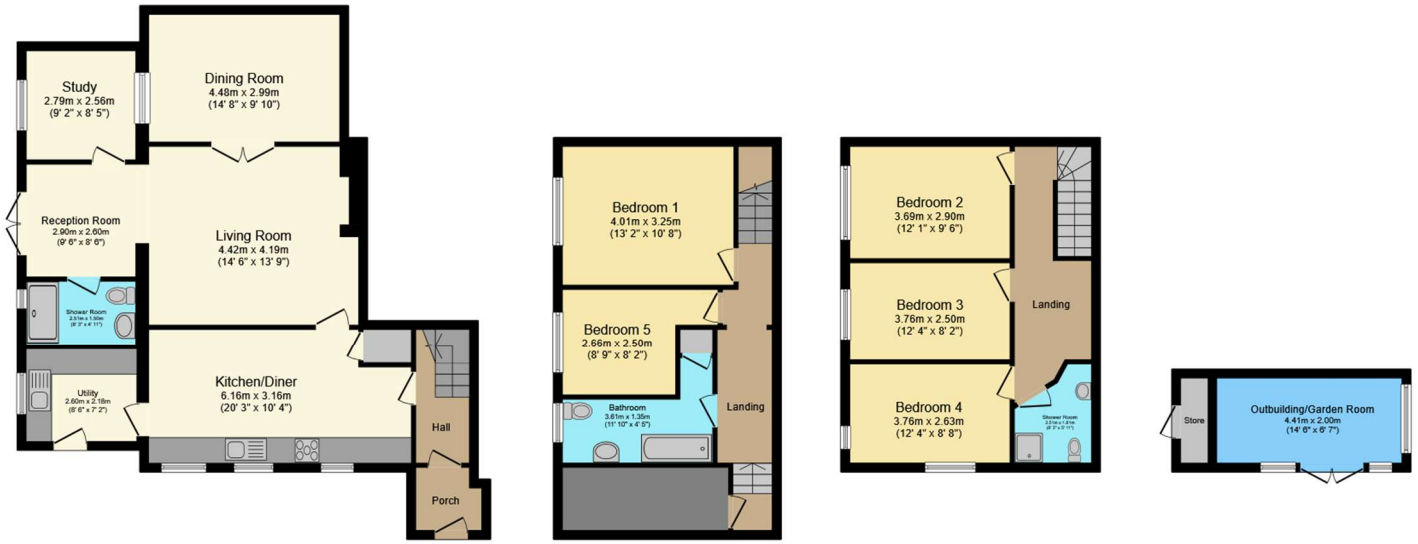
Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.











Ground Floor First Floor Second Floor Outbuilding

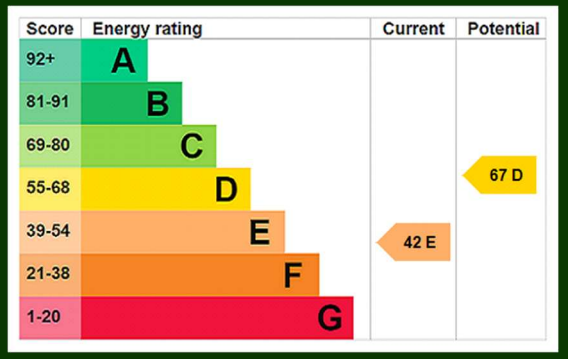
Total floor area: 178.7 sq.m. (1,923 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io









COUNCIL TAX BAND C

CHEQUERS

Est. 1992

66 Boutport Street, Barnstaple, North Devon, EX31 1HG

T: 01271 379 314 **E:** enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk