



## CASTLE HOUSE, THE SQUARE

Guide Price £395,000 FREEHOLD

North Molton, South Molton, Devon, EX36 3HP



This is a striking Grade II listed period residence, believed to date back to the 18th Century, which has been sympathetically enhanced and beautifully improved by the current owner. Rich in character and history, the property offers exceptionally spacious and versatile accommodation, including a self-contained first-floor annexe/bedsit, ideal for multi-generational living, guest accommodation or potential income. The house further benefits from four generous double bedrooms, a beautifully appointed kitchen/breakfast room, an impressive living room, an enclosed walled garden, a garage and an additional store. Overall, Castle House is a truly unique and distinguished home, seamlessly combining period charm with modern-day comfort. NO ONWARD CHAIN

## KEY FEATURES

- Positioned centrally within the popular village of North Molton
- Beautifully restored period home blending character with modern comforts
- Four generous double bedrooms plus versatile self-contained annexe, a versatile space which could be serve a variety of needs
- Stunning kitchen/breakfast room
- Impressive dual-aspect sitting room with wood-burning stove
- Garage, store and useful utility room with internal access
- Enclosed walled courtyard garden with raised lawn terrace
- Ideal for multi-generational living, home working or income potential
- No onward chain

## Overview

Castle House is believed to date back to the 18th Century, which has been sympathetically enhanced and beautifully improved by the current owner. Rich in character and history, the property offers exceptionally spacious and versatile accommodation, including a self-contained first-floor annexe/bedsit, ideal for multi-generational living, guest accommodation or potential income.

The house further benefits from four generous double bedrooms, a beautifully appointed kitchen/breakfast room, an impressive living room, an enclosed walled garden, a garage and an additional store. Overall, Castle House is a truly unique and distinguished home, seamlessly combining period charm with modern-day comfort.

The front door opens into a practical entrance porch with ample space for coats and shoes before leading into the heart of the home – a superb open-plan kitchen/dining room. This impressive space features engineered oak flooring, exposed ceiling beams and plenty of room for both dining and everyday living. The recently refitted kitchen is beautifully appointed with a range of matching wall and base units topped with solid oak work surfaces.

A step leads down to a useful utility room, finished to complement the kitchen and offering additional storage together with space and plumbing for white goods. From here, there is internal access to the garage/store.

The generous sitting room is full of character, with exposed beams, an attractive fireplace housing a wood-burning stove set on a slate hearth, fitted shelving and a secondary staircase rising to the first floor.

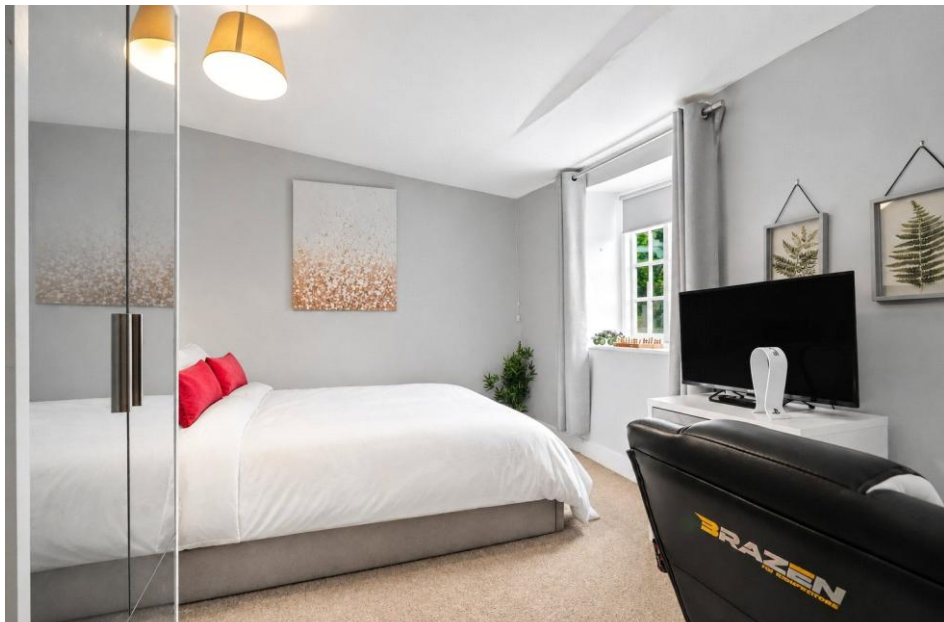
The first floor is centred around a spacious galleried landing which serves four well-proportioned double bedrooms, with the principal bedroom being particularly generous in size. The family bathroom has been beautifully appointed and comprises a walk-in shower, vanity wash basin and WC, whilst a separate cloakroom provides an additional WC, fitted vanity unit and attractive fitted storage. A secondary landing links back to the staircase descending to the sitting room.

The self-contained annexe is accessed via the former coach house, currently utilised as a useful store, with double timber doors opening onto the rear courtyard garden. Stairs rise to the first-floor accommodation, comprising a studio-style living/bedroom, a kitchenette with sink and worktop, and a shower room fitted with a shower cubicle, WC and wash basin. This versatile space is ideal for multi-generational living, guest accommodation or those working from home. Subject to any necessary consents, the annexe could also be incorporated into the main house to create an impressive principal bedroom suite with dressing area and ensuite facilities - subject to any necessary consents

Outside, the property enjoys a charming enclosed walled courtyard garden with a raised lawned terrace, well-stocked flower and shrub borders, creating a private and sheltered space for outdoor entertaining and relaxation. Parking is readily available to the front of the property or within the nearby village square.









## THE AREA

Castle House is set in the south eastern corner of The Square in the very 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 community shop, primary school, village hall, garage, sports club and an excellent 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 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.

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.



## AGENTS NOTE

There is a neighbouring property that has access through the rear garden to their garden, through the far garage and out to the front only. A fence could be put in place to keep the access in place but enclose the garden entirely if required. A second neighbour has access in through a door in the far garage only with no access into the garden.

## DIRECTIONS

From the North Devon Link Road (A361) just to the north of South Molton take the turning towards North Molton. Follow this road for about 2½ miles and continue into the village.

The property will be clearly found in the south eastern corner of the Square.

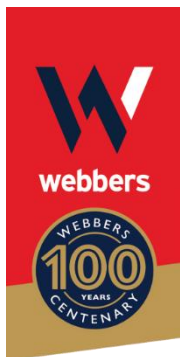
## SERVICES AND UTILITIES

Mains water, electricity and drainage. LPG heating. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

**View this property**

Please contact our South Molton Office on 01769 573 181

**VIEWING STRICTLY BY  
APPOINTMENT WITH THE  
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## Viewing

Please contact our **South Molton** office on **01769 573 181** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR



FIRST FLOOR



CASTLE HOUSE, THE SQUARE, NORTH MOLTON, SOUTH MOLTON, DEVON, EX36 3HP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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