



EASTACOTT HOUSE

South Molton - Devon



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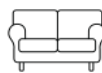
Ash Mill - South Molton - Devon - EX36 4QU

A361 North Devon link 2 miles; South Molton 6.5 miles; Tiverton 12 miles; Barnstaple 18 miles; Exeter 28 miles



An exceptional residential holding in a superb rural setting, comprising an impressive detached six bedroom country house with a versatile range of traditional and modern farm buildings, including stabling and an outdoor school, set privately within its own pasture and woodland. In all about 45.70 Acres.

Freehold Guide Price £1,700,000



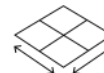
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6



3



45.70 Acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

A beautifully situated period country residence combining rural charm and character with residential, smallholding, equestrian and conservation appeal. Equally well suited as a family home in the heart of the Devon countryside or as an agricultural or equestrian smallholding, this exceptional 46 acre property offers outstanding lifestyle opportunities in a truly enviable rural setting.

DESCRIPTION

The sale of Eastacott House offers an outstanding opportunity to acquire a beautifully situated 46-acre smallholding set in a peaceful and yet accessible part of picturesque Devon. This superb property package may be well suited to those prospective purchasers seeking a rural lifestyle, a working smallholding, an equestrian based enterprise, or the potential to develop a tourism business. Eastacott House undoubtedly provides the space, charm, and versatility to turn a dream into reality.

This handsome country house, which is not listed, offers spacious and beautifully appointed six bedroomed family accommodation which is arranged over three floors, enjoying panoramic views. The property blends characterful period features with high-quality modern additions, most notably a stunning oak-framed living room and indoor swimming pool complex.

For those prospective purchasers seeking additional accommodation, there is an excellent range of outbuildings, including a substantial traditional stone barn with conversion potential, subject to planning. A further range of modern farm buildings and yards may be suitable for a variety of alternative uses and include a range of stables and an excellent outdoor riding school, enjoying stunning views towards Exmoor. The homestead is well positioned within its own block of agricultural land, comprising a lovely combination of pasture and woodland, which may be well suited to a variety of agricultural, equestrian, conservation or other amenity uses. In total Eastacott House extends to about **45.70 Acres** (18.49 Ha) and is offered for sale as a whole.

THE HOUSE

Set amid rolling countryside and enjoying an outstanding setting at the end of a long private drive, this substantial and imposing





detached period residence, of stone construction beneath a slated roof, provides well appointed and beautifully presented six bedroomed family accommodation. The front door opens into a spacious entrance hall with a flagstone floor and staircase rising to the first floor. The elegant sitting room features a fireplace with a wood burning stove and built in storage, and leads through glazed doors to a study and onward to the impressive oak framed living room, with underfloor heating. Fully glazed on two sides, this outstanding space enjoys panoramic countryside views and opens onto a raised patio. Double doors lead from the living room to a stunning indoor swimming pool housed within an oak framed addition, glazed on three sides with a vaulted ceiling, travertine tiled surround, underfloor heating and patio doors out to both the front and rear gardens. The living room also flows into a superb open plan kitchen/dining room with oak flooring, roof lantern and wide bi-folding doors leading out to a gravelled seating area. The beautifully appointed kitchen is fitted with a large island, granite worktops, extensive cabinetry, Rangemaster range cooker and integrated appliances. The adjoining dining area features a flagstone floor and a striking feature fireplace with original bread oven. Steps lead down to a side hall, a stylish cloakroom, boiler room and a well equipped utility room with extensive storage and external access. An oak framed porch provides sheltered external access to the side entrance hall. Upstairs, the first floor offers four large double bedrooms, including a principal bedroom with en suite, plus a family bathroom. A second floor provides two further bedrooms, one with en suite, ideal for guests or extended family.

For approximate room dimensions and layout please refer to the floor plan contained within these sale particulars.

OUTSIDE

The property is approached from the quiet council lane via a long gated private entrance drive leading into a large courtyard style car parking and turning area adjacent to the house. The beautifully landscaped formal gardens are a particularly attractive feature of the property, the house overlooking a large level lawn with a terraced backdrop created using stone retaining walls and access steps. Extensive beds are well stocked with a colourful and fragrant range of flowers, ornamental trees and shrubs. The gardens enjoy excellent privacy and shelter, providing a wonderful outdoor entertaining space. Lawned gardens continue around the side of the house, opening into a pretty orchard and traditional meadow with mown pathways. A further large lawn to the rear of the house has a potting shed and summer house, with a green living roof.

Adjoining the house is a car port with a loft over, which links at right

angles to a former calves house, containing three pens and currently used for storage purposes. This range may be well suited to the creation of additional accommodation or a self contained annexe, subject to obtaining any appropriate planning consent.

THE FARM BUILDINGS

A gated track off the main drive provides access to a versatile and adaptable range of traditional and modern farm buildings providing extensive covered space. Overlooking the car parking area is a substantial stone and slate roofed **Traditional Barn**, *overall internal approx. 22.8m x 5.2m*, currently used for storage, containing a garage and separate store, both with a mezzanine floor over. **Workshop**, *approx. 9m x 4.5m*, with a former **Livestock Box**, *approx. 5m x 3.1m*, linking back to the traditional barn. Substantial 8-bay **General Purpose Building**, *approx. 37.6m x 8.6m*, with adjoining lean-to, *approx. 37.6m x 10.4m widening to 16.3m*. This building has a concrete floor throughout and is currently utilised for vehicle and machinery storage, with part used as stabling, consisting of 6 boxes and a block built tack room and feed store. A door from the stabling area leads out into a concrete yard adjoining the building. The rear drive also provides access to the **Outdoor School**, *60m x 30m*, surrounded by timber post and rail fencing with a sand and rubber surface. The school is well drained and enjoys wonderful views towards Exmoor. A horse gallop with a woodchip surface is situated upon the land.

THE LAND

The house and buildings are conveniently situated within an attractive contiguous block of agricultural land, divided into a series of manageable enclosures with access either from the entrance drive or directly from the farmyards and buildings. The land is predominantly level or gently sloping traditional pasture, currently used for the grazing of horses and livestock, although it would be equally well suited to a range of smallholding, conservation or other amenity uses. A charming wildlife pond is set back off the main entrance drive, while the northern part of the holding includes an appealing parcel of mixed deciduous woodland, known as Eastacott Wood, through which a small stream meanders down the valley.

SITUATION

Eastacott House lies on the edge of the pretty parish of Rose Ash in the beautiful band of countryside between Exmoor and Dartmoor, a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and picturesque river valleys. Surrounding villages provide thriving local communities whilst the larger centre of South Molton affords a good range of everyday services including shops, restaurants, health care,



Ash Mill, South Molton, EX36 4QU

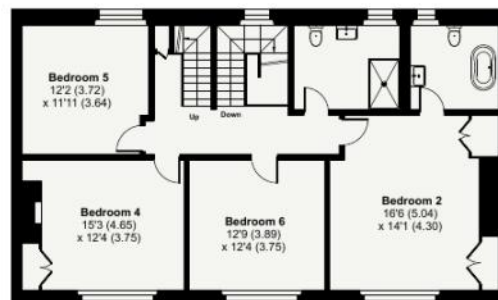
Approximate Area = 5503 sq ft / 511.2 sq m

Outbuildings = 365 sq ft / 33.9 sq m

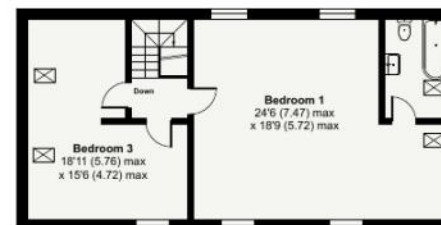
Total = 5868 sq ft / 545.1 sq m

For identification only - Not to scale

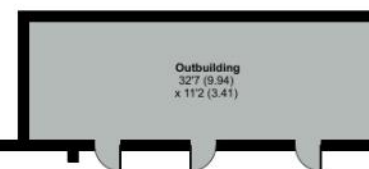
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		



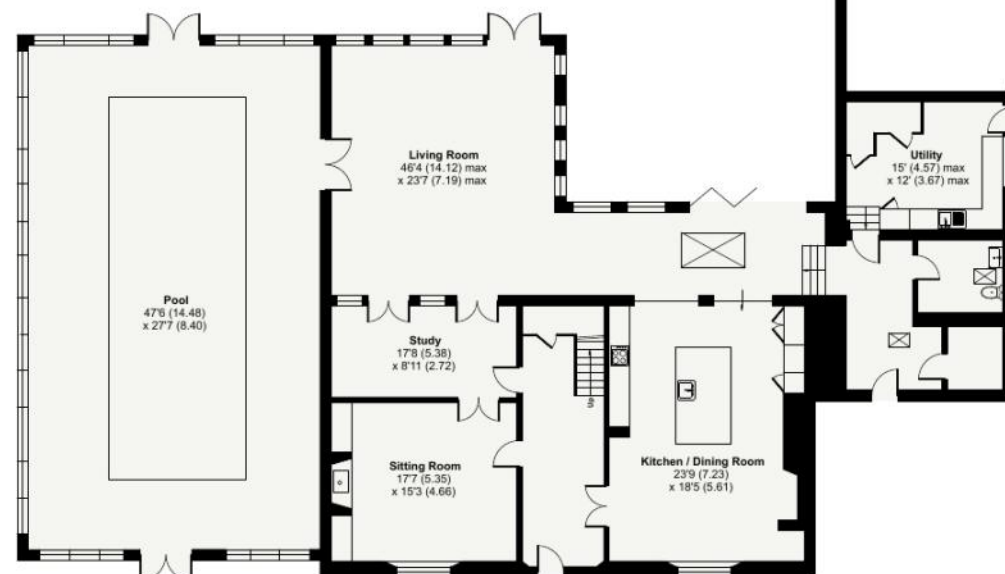
FIRST FLOOR



SECOND FLOOR



Outbuilding
32'7 (9.94)
x 11'2 (3.41)



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Greenslade Taylor Hunt. REF: 1450838





recreational facilities, primary and secondary schooling. Highly regarded independent schools are available at West Buckland and Blundells. The nearby A361 North Devon link road provides quick and easy access to the regional centre of Barnstaple to the north west, with Tiverton and the M5 motorway (Junction 27) to the south east. Mainline intercity rail links are available at Tiverton Parkway, with international airports at Exeter and Bristol.

The property is surrounded by picturesque North Devon countryside providing a wealth of recreational activities including walking, horse riding, cycling, fishing on the rivers Mole, Bray and Taw, hunting, shooting and golf courses at Tiverton and Barnstaple. Exmoor to the north offers beautiful moorland scenery with many foot and bridle paths, whilst the North Devon coast is easily accessible with lovely

sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe, all visited by the renowned South West Coast Path.

DIRECTIONS

From the Square in South Molton head eastwards along East Street and follow the B3227 out of the town for about 2 miles until reaching Bish Mill. At Bish Mill turn right, signposted for Bishops Nympton and Rackenford. Stay on this road for about 4.4 miles and at Five Crossway turn left signed for 'Knowstone 4' and 'Tiverton 14'. The entrance drive to Eastacott House will be found a short distance on the left hand side.

What3Words - For the exact location download the App and enter:- **novel.slept.gathers**



Please Note:- You are strongly advised to follow the directions above rather than relying on satellite navigation.

GENERAL REMARKS

TENURE & POSSESSION

Freehold with vacant possession available upon completion.

SERVICES & OUTGOINGS

The property benefits from mains electricity and a private water supply with a mains backup. Oil central heating. Drainage of the house is to a private system. *Please note, the private drainage system may require attention and/or upgrading and prospective purchasers should carry out their own investigations.*

Local Council Tax on the house, Band E, together with the usual service and environmental charges.

AGRI-ENVIRONMENT SCHEMES AND DESIGNATIONS

It is understood that the land is not currently subject to any agri-environment schemes. The land lies within a Nitrate Vulnerable Zone.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights across the holding, insofar as they are owned, will be included in the freehold sale.

TOWN & COUNTRY PLANNING

There may be scope for prospective purchasers to consider other alternative uses within the farm buildings, subject to obtaining any necessary planning/listed building approval.

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

The property is offered and as far as required by the Vendors will be conveyed subject to all rights of way, easements, wayleaves, privileges and advantages, either public or private, whether specifically referred to in these particulars of sale or not.

IMPORTANT NOTICE

Greenslade Taylor Hunt and their clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part

of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

ADDITIONAL INFORMATION

Broadband: Broadband - Up to 21 mbps download speed and 1 mbps upload speed (Based on Openreach data).

Mobile Coverage: Good indoor and outdoor coverage available via EE and Three with good outdoor coverage available from O2 and Vodaphone. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider (Based on Ofcom data).

Flooding: The property is in an area at a very low risk of flooding from River/Sea and surface water (defined as the chance of flooding each



year as less than 0.1%)(Gov UK data).

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A smallholding is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly around the farmyard and in fields containing horses or stock. All persons viewing the property are asked to observe the country code and close all gates.

We would note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used on some of the farm buildings may contain asbestos.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

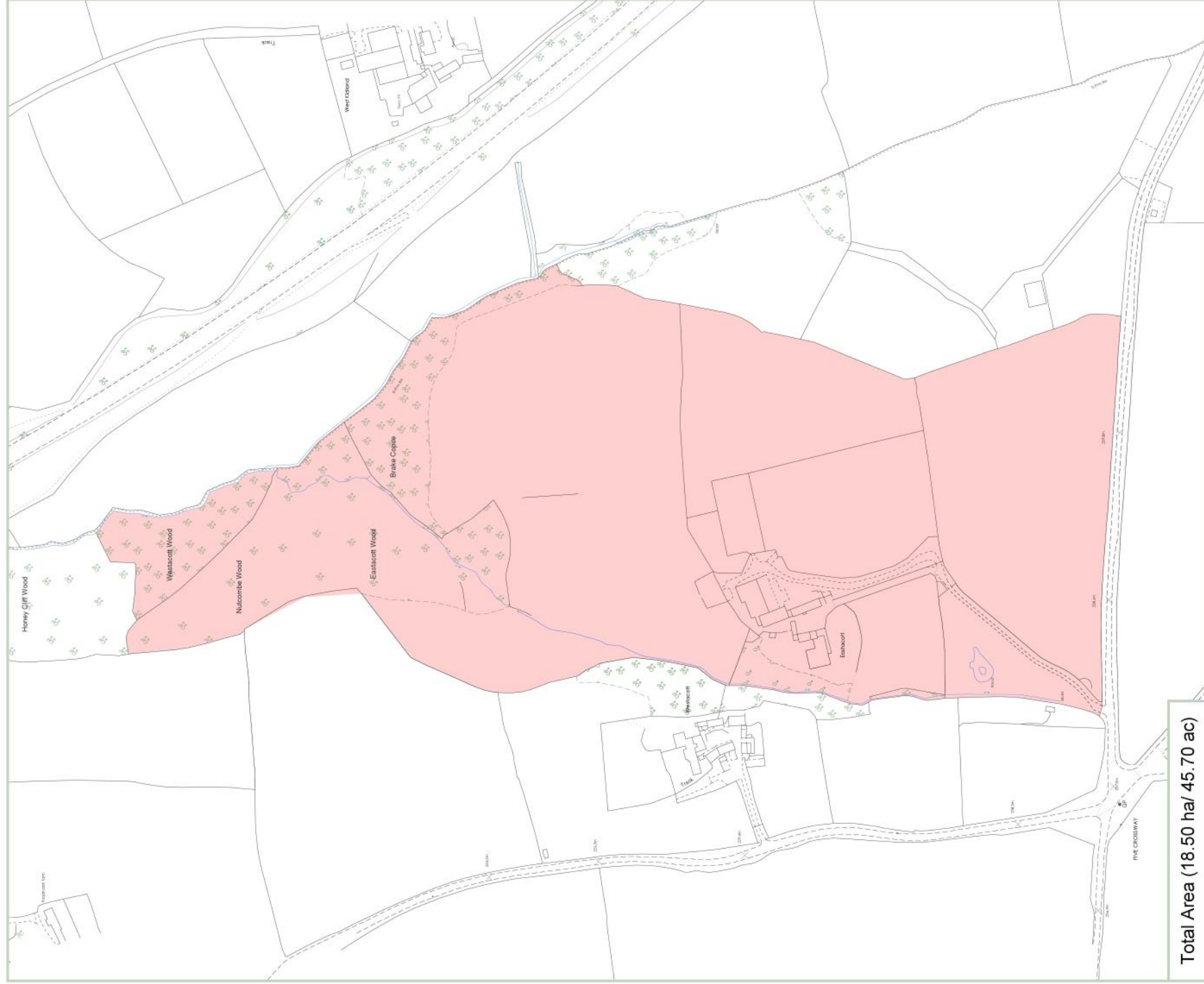
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

Ref: STM190214









Total Area (18.50 ha/ 45.70 ac)

Eastacott House Ash Mill, South Molton

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Centre Tile Ref: SS 800 220
Scale 1:4,000 @ A4
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Date 01.05.26

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