



MOLEDOWN

South Molton - Devon



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South Molton - Devon - EX36 4BB

Tiverton 18.9 miles; Barnstaple 11.9 miles; Exeter 32.8 miles



Moledown is an impressive detached five bedroom residence, occupying a highly regarded edge of town position on New Road. Set within its own private grounds of approximately 1.2 acres , the property combines generous proportions with a sense of seclusion, while remaining conveniently placed for the town's wide range of amenities.

Freehold Guide Price £795,000



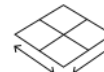
4



5



3



294 sq. m

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

Moledown is a distinguished detached residence, set within its own private grounds of 1.2 acres. The property offers an exceptional sense of space, privacy and presence, while remaining within easy reach of the town's amenities. The accommodation is both extensive and elegantly proportioned, lending itself perfectly to refined family living, entertaining and home working. Light filled interiors and a flexible layout provide a superb canvas for both modern lifestyles. Rarely available, Moledown represents a unique opportunity to acquire a substantial and imposing home in a premier South Molton location.

DESCRIPTION

Moledown is a prominent property that is positioned on the edge of the market town of South Molton, close to town amenities. The property is set within approximately 1.2 acres of beautifully maintained gardens. The property offers refined and well balanced accommodation, including five generously proportioned bedrooms, making it ideal for family living and entertaining. Combining privacy, space and a highly desirable setting. Moledown is accessed through a private drive that runs through its beautiful maintained gardens with a double garage and single garage located outside the property.

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The accommodation is entered via a generous entrance porch, which provides access to a well appointed ground floor shower room, fitted with a WC, standalone shower, contemporary vanity unit with illuminated LED mirror and a heated radiator. From the porch, doors open into a grand hall with an elegant staircase rising to the first floor, setting the tone for the accommodation beyond. A comfortable snug offers an inviting retreat, featuring dual double glazed windows, a gas feature fireplace and useful storage. The main living room is a superbly proportioned space, enjoying a front facing aspect overlooking the beautifully presented gardens. A characterful wood burning stove forms a focal point, while double doors open seamlessly into the stunning garden room. Flooded with natural light, the orangery enjoys panoramic views over the mature grounds, with ten double glazed windows and double doors providing direct access





to the rear garden. The heart of the home is the impressive kitchen/ breakfast room, fitted with an extensive range of wall and base units, complemented by slate worktops throughout. Integrated appliances include a fridge, freezer and dishwasher, alongside a wall mounted oven with hob and extractor. Double glazed windows provide garden views, and a door leads directly out onto the rear terraced patio and gardens, ideal for indoor/outdoor living. A spacious dining room provides an excellent setting for formal entertaining, benefiting from three rear aspect double glazed windows and ample space for a large dining table. From here, access is provided to both the boiler room, fitted with additional storage and front aspect window, and a practical utility room with further wall and base units, sink and drainer, and dual double glazed windows. Completing the ground floor is a side access porch, offering further understairs storage and an additional cupboard, enhancing the home's excellent level of practicality.

Stairs rise from the entrance hallway to the first floor, which comprises five bedrooms and two bathrooms. The principal bedroom is a generous room enjoying four double glazed windows overlooking the gardens and benefits from an ensuite bathroom fitted with a corner spa bath and overhead shower, vanity unit with wash hand basin and WC. Bedroom two is a spacious double bedroom with two double glazed windows overlooking the front garden. Bedroom three is also a well proportioned double room featuring two double glazed windows. Bedroom four is currently utilised as a sizeable home office and enjoys a double glazed window. Bedroom five, presently used as an office, benefits from loft access via an electric loft ladder. Family bathroom comprising spa bath with electric shower over, wash hand basin and WC.

For approximate room dimensions and layout please refer to the enclosed floorplan.

OUTSIDE

Moledown is approached via a private driveway leading gracefully through mature gardens, where a charming pond sits near the entrance, edged with natural stone. The gardens extend to approximately 1.2 acres, offering both privacy and visual appeal. A convenient stone chipped parking area lies just off the tarmac driveway, while at the top stands a substantial double garage with electric doors and internal space ideal for a workshop. A further single garage is located nearby, and the main house benefits from an

external EV charging point. The rear garden is arranged over three landscaped levels, connected by walkways and steps. Each tier is thoughtfully patioed, with established shrubs and planting providing structure and interest throughout the seasons. From the terrace, the garden opens into a well designed kitchen garden, fully enclosed and featuring numerous raised beds. There is also a vegetable garden with water supply and a large polytunnel is conveniently positioned close by with a power supply just outside. At the top of the garden, a raised seating area enjoys far reaching countryside views, providing an ideal spot to relax and take in the setting. Overall, Moledown's gardens are beautifully planned and maintained, with mature trees and flowering plants creating colour, texture, and enjoyment all year round.

SERVICES & OUTGOINGS

We understand that all mains electric and water services are connected to the property. The property benefits from Oil fired central heating and solar panels located on the roof of the property. There is a septic tank and soakaway drainage for surface water.

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

SITUATION

Moledown occupies a convenient location situated within a short distance of the local shops, schools, community woodland and other amenities. Barnstaple and Tiverton are both easily accessible via the A361 North Devon link and offer a wider range of facilities, together with further schooling and entertainments. Exeter is within 40 minutes travelling distance, whilst Junction 27 of the M5 motorway and Tiverton Parkway Station are both approximately 30 minutes distant providing fast access to the rest of the country. International airports are available at Exeter and Bristol. The market town of South Molton is located just to the south of Exmoor and is surrounded by delightful countryside offering a wide range of recreational pursuits including miles of walks, riding and cycling both on the moor itself and in the neighbouring environment. Fishing can be enjoyed on the rivers Taw, Torridge and Mole and the dramatic North Devon coastline is within 40 minutes travelling distance with a variety of locations ranging from quiet bays and coves such as Lee Bay and Woody Bay to the renowned surfing beaches of Woolacombe, Croyde and Saunton Sands. Golf courses may be found at Tiverton and Barnstaple, together with Links courses at Saunton Sands and Westward Ho!



Moledown, New Road, South Molton, EX36 4BB

Approximate Area = 3165 sq ft / 294 sq m

Garages = 693 sq ft / 64.3 sq m

Total = 3858 sq ft / 358.3 sq m

For identification only - Not to scale

DIRECTIONS

What3Words:- For the exact location download the App and enter:- **/// career.enhanced.resorting**

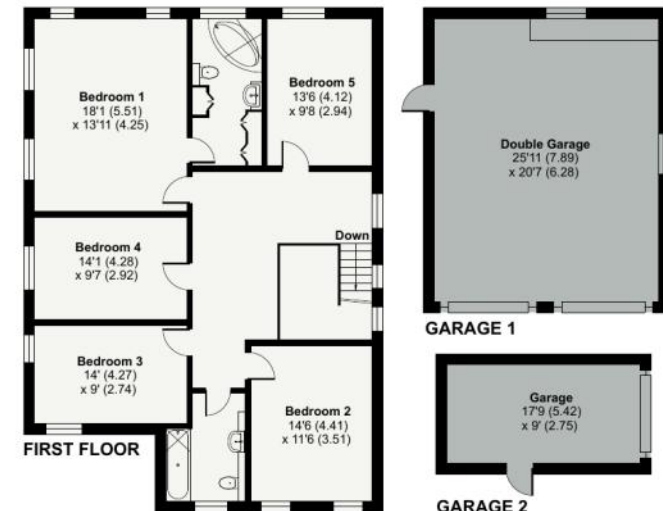
Please Note:- You are strongly advised to follow the directions above rather than relying on satellite navigation.

ADDITIONAL INFORMATION

Broadband: Ultrafast Full fibre broadband available, up to 1600 mbps download speed and up to 115 mbps upload speed (Based on Openreach data).

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

Flooding: According to the Environment Agency website the property is in an area at a very low risk of flooding from Surface Water or River/Sea (defined as the chance of flooding each year as less than 0.1%).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1434049





