gth



Little Venhay

Meshaw - South Molton - Devon











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Witheridge 3.5 miles; A361 North Devon link 3.7 miles; South Molton 9.8miles; Tiverton 14.6 miles; Barnstaple 22.8 miles; Exeter 22.4 miles



Delightfully charming countryside residence

Lifestyle opportunity. Holiday let with additional outbuildings

Fine views over own gardens, pasture paddock, swimming pool, lake and meadow. In all about 4.27 Acres

Freehold Guide Price £1,150,000

4 + 1 | 4 + 3 | 3+2 | 235 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

A fine example of a Grade II listed country residence with a four bedroomed main house believed to date back to the 16th century, three bedroomed holiday let, large entertainment barn and additional outbuildings, set in its own glorious grounds of approximately 4.27 acres .



DESCRIPTION

Little Venhay has a historical interest, it is believed to be a former hunting lodge of the Earl of Portsmouth and parts of the main house date back to the 16th century, this characterful property is Grade II Listed. Little Venhay offers a real lifestyle opportunity with an income stream and the opportunity to diversify further. The main house enjoys views over its own grounds with additional buildings set within the court yard to the rear. The house is mainly constructed of stone and cob under a slate roof. Original features include Gothic windows, cobbled stone floor and panelled doors.

Close to the house is Orchard cottage, the holiday let, converted from a former barn and is presented to a very high standard having been recently renovated. This three bedroomed detached property is currently let out on a regular basis providing a good source of income and has potential to be utilised further. The little barn has lapsed planning permission to convert to a one bedroomed holiday let with mezzanine level which has been started but conversion is incomplete. The building is currently used as a gym and art studio. Beyond these properties is the large entertainment barn, currently split in to two sections but creates a superb space which could have a variety of uses, currently set up with a luxurious bar, surround sound, seating areas, games area and, to the mezzanine level, a cinema room. Completing the outbuildings is a single garage, store room and workshop.

There is ample hardstand parking around the buildings.

The house overlooks its south-facing gardens which lead out to a level pasture paddock, with a footbridge leading to the meadow, lake and wooded copse. There is also an enclosed vegetable garden with polytunnel, orchard and swimming pool.





In total, Little Venhay extends to about **4.27 Acres**

MAIN HOUSE

Entrance Porch Cobbled floor. Historical front door with herringbone design on the reverse leads to

Entrance hall Cobbled floor and exposed beam. Georgian spiral staircase that has been recently restored with Gothic stair window with wooden shutters.

Cloakroom Tiled floor. Coat Hooks. Beam with historical hooks. Single glazed window. Wash hand basin. Close coupled WC.

Library Built in Oak shelving with ladder attached. Two single glazed windows. Built in Oak desk. Parquet flooring. Radiator. Exposed brick work.

Kitchen Breakfast Room Fitted in 2017. Slate tiled floor. Patio doors to garden. Beams. Granite worktop with base units under. Wall units. Island with Oak inlay. Four oven AGA which has been converted to electricity recessed in former fireplace with brick arch, hearth and bread oven. Feature bread oven. Belfast sink with Quooker tap. Integrated dishwasher. SMEG oven with AEG electric hob.

Storage cupboard. Two single glazed windows. A range of base and wall units. Tiled floor. Large storage cupboard. Plumbing for washing machine.

Family Room Gothic single glazed window with wooden shutters. Wood burner that was installed in 2017 with stone fireplace and hearth and timber beam. Bread oven. Hardwood floor.

Drawing Room Single glazed door to garden. Gothic window with wooden shutters. Solid Oak floor. Two floor to ceiling radiators. Built in shelving. Open fireplace with sand stone hearth.

First Floor

Landing Storage cupboard. Oak floor. Radiator. Storage in eaves. Loft access.

Bedroom Two Gothic single glazed window. Feature fireplace. Radiator. Fitted

wardrobes.

Bedroom Four Gothic single glazed window. Radiator.

Bedroom Three Gothic single glazed window. Built in wardrobe. Radiator.

Master Bedroom Views across the garden. Single glazed window. Window seat. Engineered oak floor. Built in quadruple wardrobes. Radiator.

Ensuite Tiled floor. Window. Large cupboard. Wash hand basin. Close coupled WC. Heated towel rail. Shower cubicle.

Family Bathroom 'P' Shaped bath with shower over. Wash hand basin. Close coupled WC. Heated towel rail.

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

ORCHARD COTTAGE—HOLIDAY COTTAGE

Delightful stone and cob cottage under slate roof with a contemporary living space combined with charming features such as the exposed beams and hand made oak doors. A unique feature of this property is that the ground level is wheel chair accessible and benefits from underfloor heating on the ground floor. A gentle sloping path leads to the entrance of the cottage. The accommodation comprises;

Open plan kitchen/dining/living room. Newly fitted kitchen with a range of base units with solid oak worktops over. Ceramic butlers sink with stainless steel splashback. Integral Beko dishwasher. Primer electric ceramic hob. Tiled splash back. Electric oven. Stone floor. Double glazed patio doors. Main door. Double glazed windows. Exposed beams. Built in corner cupboard. Spiral staircase to first floor.

Bedroom One Stone floor. Two double glazed windows.

Bathroom Bath with separate shower cubicle. Vanity unit with Belfast sink. Stone floor. Heated towel rail. Loft access.

First Floor

Bedroom Three Double glazed Velux windows. Wood burner on stone hearth. Exposed beams. Radiator.

Shower Room Shower cubicle. Vanity unit. Wash hand basin. Close coupled WC. Velux window. Partly tiled.

Bedroom Two Velux window. Exposed beams. Radiator. Two double glazed windows. Radiator.

OUTSIDE

The outbuildings

Entertainment Barn

The entertainment barn is currently set up in to two sections—the main room and a store treatment plant room. The main barn has the potential to serve a variety of purposes and is currently an entertainment barn, with luxurious bar and built in sound system. To the side of the barn is also a car port used as a covered entertaining area. The entertainment barn benefits from underfloor heating, wall mounted cupboards and a cloakroom with close coupled WC and wash hand basin. There is a stainless steel commercial sink. There is a first floor mezzanine level which is currently a cinema room which also houses the solar panel controls. The store room also has two levels. Greemine IVT heat pump. (supplies cottage, store room and entertainment barn).

Little Barn

A barn comprising of stone construction under a slate roof. The little barn has lapsed planning permission to convert to a one bedroomed holiday let with mezzanine level. The space is currently utilised as a gym to the ground floor and a art studio to the first floor. There is an adjoining potting shed with separate pedestrian access. Power and light.

Single Garage

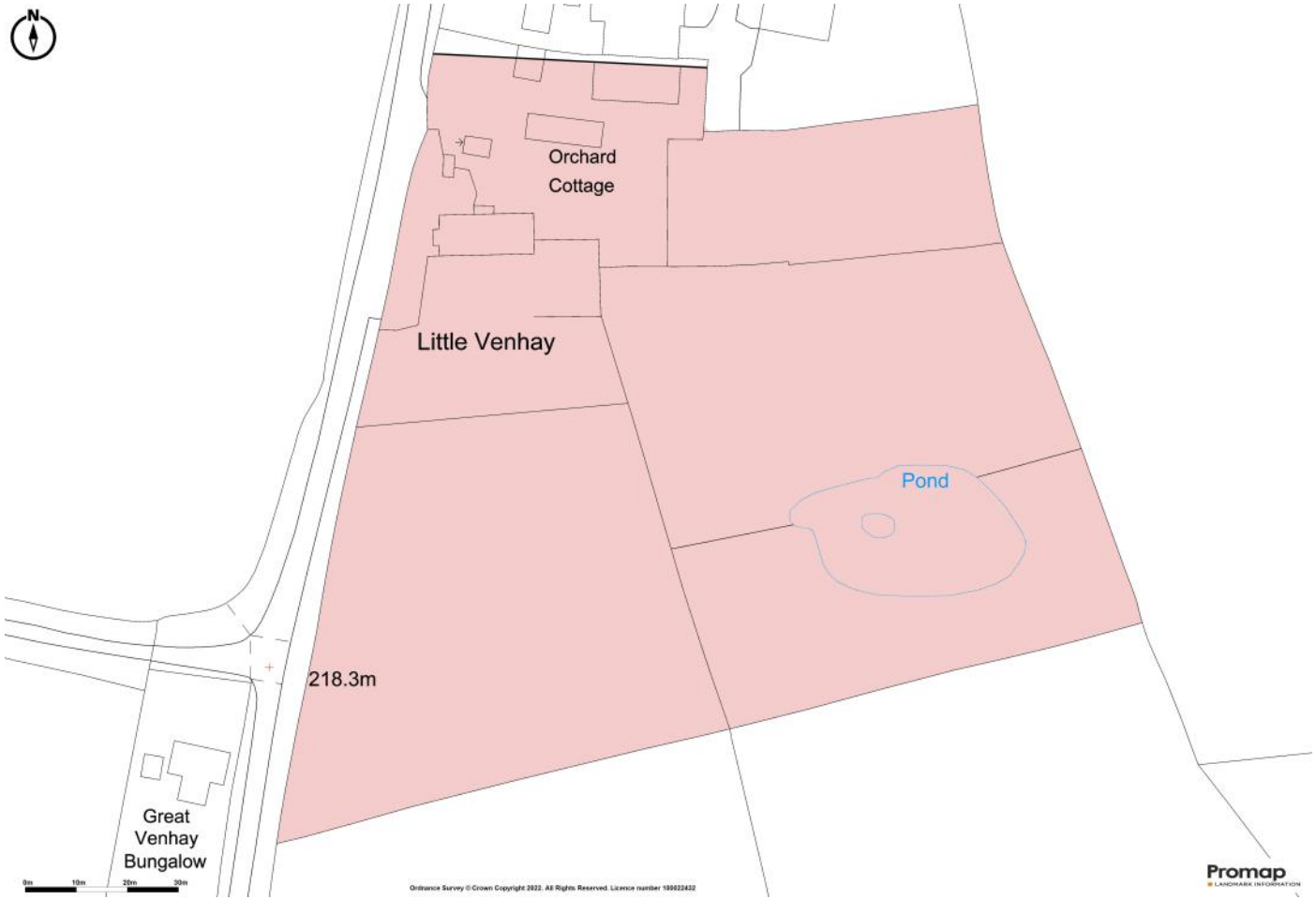
A single garage comprising of block construction with concrete floor. Power and light.

Workshop

Timber frame , concrete floor. Power and light.

Gardens & Grounds

Little Venhay is approached via a gated entrance in to a gravelled courtyard providing further parking for multiple vehicles. To the front of the main house is a beautiful mature garden. There are many mature trees and fauna with a wildlife pond and post and rail fencing leading to the paddock and a patio which leads to the swimming pool. The swimming pool is enclosed by a low wall and has been recently improved by the current owners and benefits from a water current system. To the front of Orchard Cottage can be found the orchard with Cherry, Pear, Plum and Apple trees, this then leads you to the Vegetable garden which has raised beds and a polytunnel and is currently used to graze goats. The meadow leads down to the lake. The lake is situated to the bottom of the meadow, previously stocked with Carp and Tench, used for course fishing, and a feature island. To the corner of the meadow is a wooded copse. Completing the grounds is the pasture paddock which has both gated






TWO STONED







access and a footbridge with a hunting gate. The paddock is bordered by Devon hedging and post and rail fencing and it is notable that it is also dog proof fenced.

SERVICES & OUTGOINGS

Mains electricity and water supplies. Drainage of the house and holiday let to a treatment plant. Heating solar and oil central heating. New boiler installed August 2025. Air source heat pump for the swimming pool.

14 Solar Panels.

Council Tax: North Devon District Council Band F

SITUATION

Set behind a gated entrance, the property is readily accessible from South Molton and Tiverton and just two and a half miles from the village of Witheridge. Despite its rural setting, Little Venhay enjoys easy access to the surrounding districts and further afield. Witheridge itself offers a useful range of local services including two general stores, post office, hairdresser's, doctors surgery, primary school, public house, parish church and village hall. The bustling market town of South Molton provides an excellent range of everyday services including shops, schools, restaurants and cafes, a Sainsbury's supermarket, health centre, recreational facilities and a cottage hospital. The A361 North Devon link road is within easy driving distance providing access to the larger regional centre of Exeter, Taunton and Barnstaple as well as Tiverton and the M5 motorway (Junction 27).

Little Venhay lies 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 pretty river valleys. 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. Mainline intercity rail links are available at Tiverton Parkway which is approx. 25 minutes (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

DIRECTIONS

From South Molton, head south for 7 miles on the B3137 towards Witheridge and Tiverton, passing through Alswear and Meshaw. At Gidley Cross turn left , continue for approximately 1.5 miles and then turn right sign posted 'Venhay'. Continue for 0.7 miles and 'Little Venhay' can be found on your left hand side.

From Tiverton, take the B3137 towards South Molton. Pass through Witheridge and one and half miles beyond the village, turn right signposted 'Venhay'. Continue along this road for approximately 1 mile until you reach the T junction. At the T junction turn left, proceed along this road for approximately 0.9miles and 'Little Venhay' can be found on your right hand side with a gated entrance.

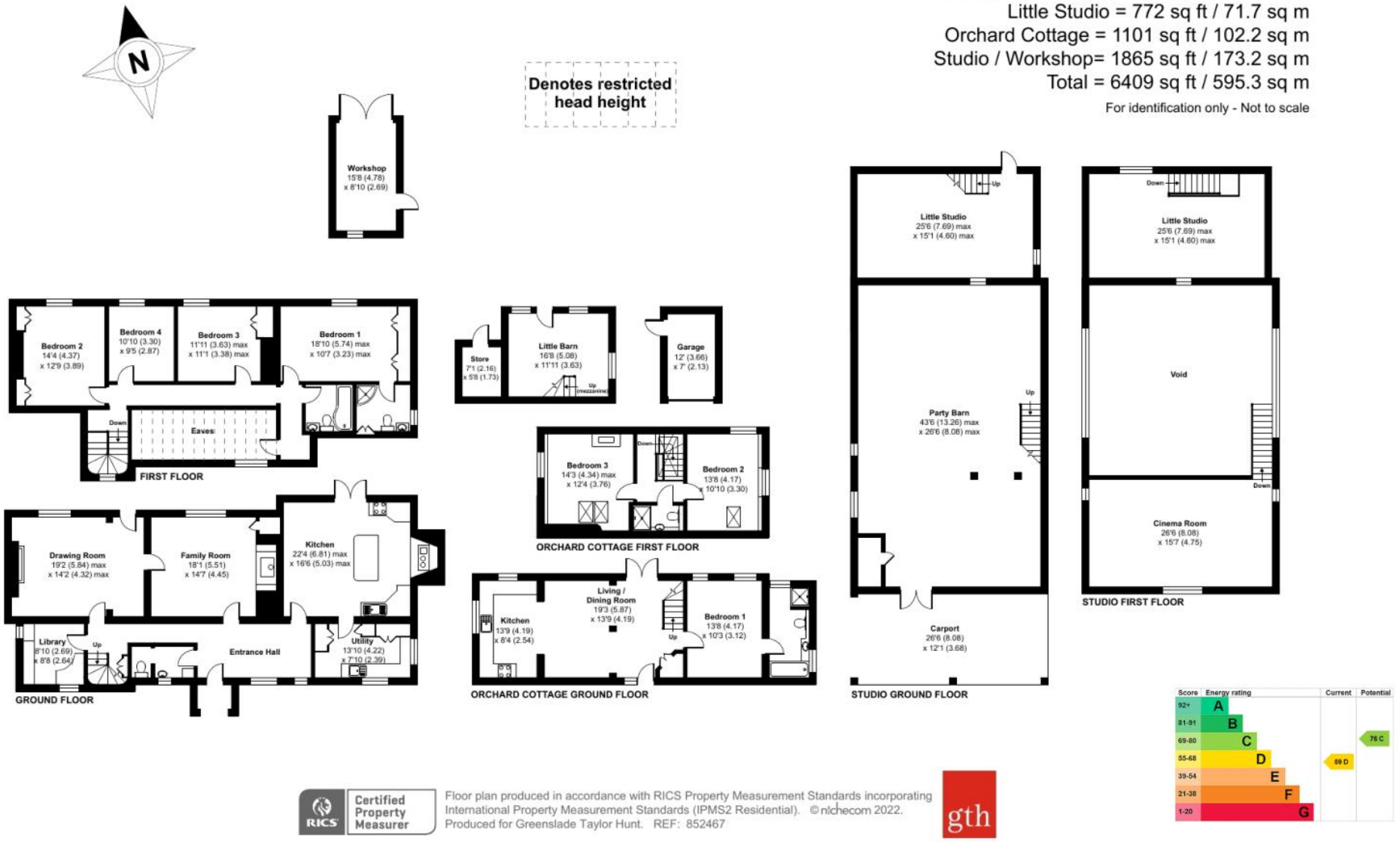

Holiday Cottage


Holiday Cottage


Holiday Cottage

Little Venhay, Meshaw, South Molton, Devon, EX36 4NQ

Approximate Area = 2517 sq ft / 233.8 sq m (includes garage & excludes carport)
Limited Use Area(s) = 154 sq ft / 14.3 sq m
Little Studio = 772 sq ft / 71.7 sq m
Orchard Cottage = 1101 sq ft / 102.2 sq m
Studio / Workshop= 1865 sq ft / 173.2 sq m
Total = 6409 sq ft / 595.3 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Greenslade Taylor Hunt. REF: 852467

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.







What3Words:- For the exact location download the App and enter:- sweetener.spells.pitch.

ADDITIONAL INFORMATION

Broadband: Starlink satellite connection. FTTC—Fibre broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Based on Openreach data).

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

Flooding: The property is in an area at a VERY LOW RISK from River/Sea flooding (defined as the chance of flooding each year as less than 0.1%) and MEDIUM from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%) (Gov UK data).

Construction Type: Stone and cob

Tenure and Possession: Freehold with vacant possession available upon completion.

Wayleaves: Received annually from Western Power.

Sporting, Hunting and Mineral Rights: It is believed the sporting, hunting and mineral rights are included in the freehold sale.

Fixtures and Fittings

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

Important 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.

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.

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