ASH MILL

gth

SOUTH MOLTON









Hillcrest, Ash Mill, South Molton, Devon, EX36 4QQ

South Molton 5.1 Miles; Barnstaple 16.5 Miles; Exeter 28.2 Miles

1 | 3 | 1 | 108sq m

A beautifully presented three bedroom detached bungalow, (subject to AOC), enjoying far reaching countryside views. The property is set within approximately 1.8 acres of land, offering an excellent opportunity for rural living, with the added benefit of further land available by separate negotiation. No onward chain.

Freehold Guide Price £350,000

DESCRIPTION

Hilcrest is an outstanding opportunity to purchase a three bedroom bungalow, subject to an agricultural occupancy condition, on the edge of the popular hamlet of Ash Mill. The property is easily accessible benefitting from its own private driveway and a large double garage with accompanied far reaching views that look over the Devon countryside.

The bungalow is entered via the entrance hallway which has useful storage cupboards. Off of the hallway is the living room with a woodburning stove as a focal point and a large window that allows natural light to flow into the room. The kitchen is well appointed with a range of wall, base and drawer units with built in wall mounted oven, microwave, sink with drainer and integrated dishwasher and fridge freezer. The kitchen leads to the rear lobby of the property where there is a laundry cupboard with space and plumbing for a washing machine and tumble dryer and a separate W.C. There is also an internal door leading to the garage. The large double garage is a versatile space and could easily be utilised further for a variety of uses.

On the other side of the property there are three bedrooms along with an adjoining modern wet room. The master bedroom is a generously sized with built in wardrobes and a large window to enjoy the views. Bedroom two is another good sized double room. Bedroom three is a small double bedroom. The wet room consists of a walk in shower, W.C and wash hand basin. The

accommodation is wheelchair accessible.
For layout and approximate room measurement please see the enclosed floorplan.

OUTSIDE

The property is approached via a private driveway leading to a generous concrete parking area, providing ample space for multiple vehicles. Convenient wheelchair ramp access ensures easy entry to the home. The front garden enjoys far-reaching views across the beautiful Devon countryside, creating an attractive setting, while the rear garden offers a greater degree of privacy and seclusion, ideal for relaxation and outdoor enjoyment.

The land extends to the south-east of the property, sloping down towards the Crooked Oak river which forms the natural boundary at the bottom of the valley. Currently the land is somewhat overgrown and now requires cutting and clearing, although in the past it has been utilised for grazing livestock with its current use believed to be agricultural. The convenient situation and superb views make the land suitable for a variety of agricultural, equestrian, amenity or other alternative uses, subject to obtaining any necessary planning consent. A track provides direct access between the property and the land, enhancing its accessibility and practicality.

SERVICES & OUTGOINGS

We understand that all mains electric and water services are connected to the property. Oil central heating. Private Drainage to a septic tank.

Council Tax: North Devon Council —Band C

SITUATION

The property enjoys an attractive position within the unspoilt Devon hamlet known as Ash Mill, just 5 miles from the nearby town of South Molton, which provides a useful range of everyday shopping, banking and scholastic services, whilst Barnstaple to the west affords a more extensive range of commercial, educational and recreational facilities, befitting those of an important regional and administrative centre. There are excellent road and rail communications with the A361 North Devon trunk route providing an easy link to Tiverton and Junction 27 of the M5 motorway, with main line rail links available at Tiverton Parkway (London Paddington approx. 2







hours). The cathedral city and county town of Exeter is about 30 miles away, with international airports at Exeter and Bristol. The southern boundary of the Exmoor National Park lies approximately 5 miles to the north offering beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline. To the west are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

DIRECTIONS

What3Words: // guessing.strange.fiery

ADDITIONAL INFORMATION

Broadband: Fibre broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Based on Openreach data).

Mobile Coverage: coverage available via O2, VODAPHONE, EE 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: The property is in an area at a VERY LOW RISK from River/Sea and surface water flooding (defined as the chance of flooding each year as less than 0.1%)Gov UK data).

Construction Type: Standard

Town & Country planning:

Planning consent for the bungalow was granted in 1972 subject to an agricultural occupancy condition. Copies of the planning consent are available from the Agents upon request.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

23 Broad Street, South Molton, EX36 3AQ

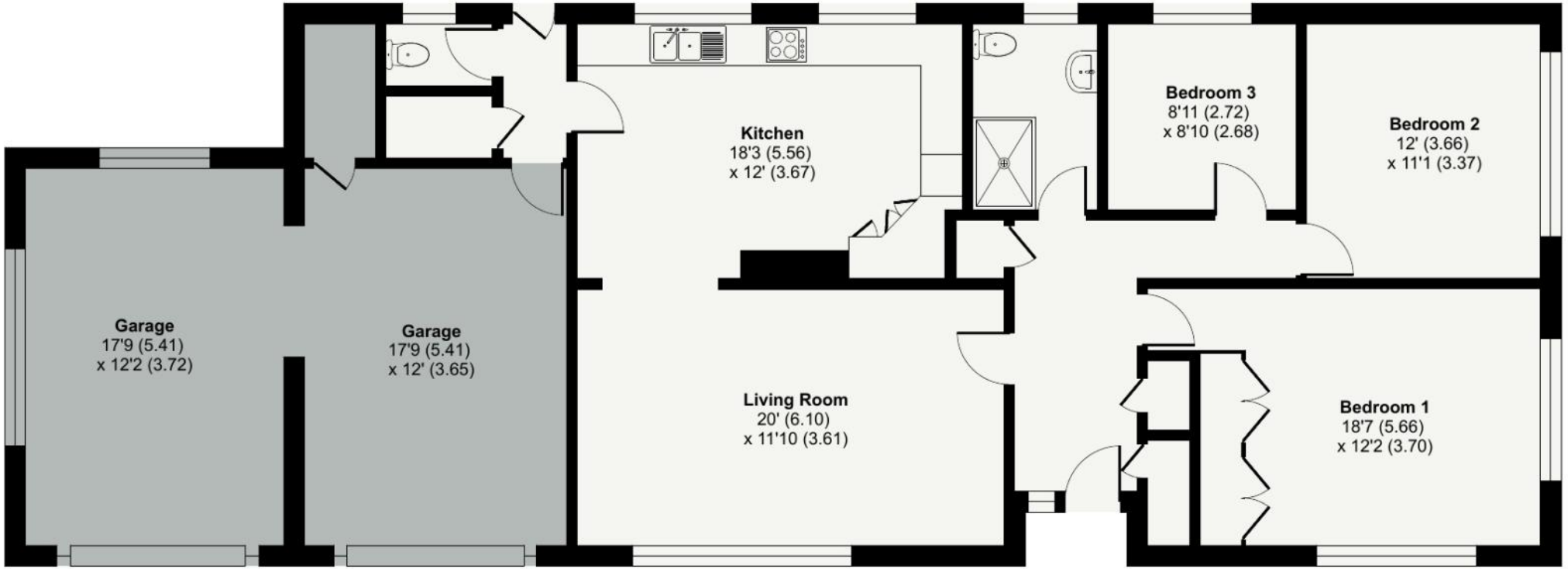
Email: residential.southmolton@gth.net

Tel: 01769 574500 | Ref: STM260013

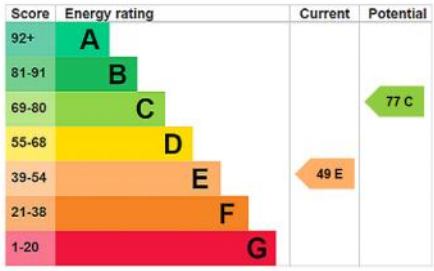
GREENSLADE TAYLOR HUNT
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Hillcrest Ash Mill, South Molton, Devon, EX36 4QQ

Approximate Area = 1163 sq ft / 108 sq m
Garage = 479 sq ft / 44.5 sq m
Total = 1642 sq ft / 152.5 sq m
For identification only - Not to scale



GROUND FLOOR



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.









