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Changing Lifestyles

Norwood
East Street
North Molton
South Molton
Devon
EX36 3HR

Guide Price: £400,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Norwood, East Street, North Molton, South Molton, Devon, EX36 3HR

AM IMPECCABLY RENOVATED DETACHED HOME ENJOYING BEAUTIFUL COUNTRYSIDE VIEWS



- 4 well-proportioned Bedrooms
- Spacious Dining Room with charming bay window
- Generous Living Room with bay window – a wonderful space in which to relax
- Beautifully appointed Kitchen with useful walk-in pantry
- Well-equipped Utility Room & separate WC
- Extensively renovated & remodelled
- Extensive rear garden (undoubtedly one of Norwood's most captivating features) with useful store



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Norwood is a truly individual detached residence situated in the heart of the highly sought-after village of North Molton. Extensively renovated and thoughtfully remodelled by the current owners, this impressive family home is presented in impeccable decorative order throughout and offers spacious, versatile accommodation comprising 4 Bedrooms, 2 Bathrooms and 2 generous Reception Rooms. The property is further complemented by a substantial rear garden enjoying delightful views across the surrounding countryside.

The accommodation is approached through a useful Side Porch, providing the perfect space for storing coats and footwear. From here, a door opens into a generous central Hallway, which creates a welcoming first impression and provides access to all principal ground floor rooms, with stairs rising to the first floor.

Positioned at the front of the home are 2 impressive reception rooms. The spacious Dining Room is flooded with natural light through a charming bay window and provides an ideal setting for family meals and entertaining. Across the hallway, the equally generous Living Room enjoys a further bay window and offers a wonderful space in which to relax. An opening and chimney stack remain, providing the potential to install a wood burning stove, subject to any necessary works and consents.

To the rear of the property is the beautifully appointed Kitchen, recently installed and tastefully fitted with a comprehensive range of matching wall and base units. Integrated appliances include an oven, dishwasher, fridge / freezer and coffee machine, while a useful walk-in pantry provides valuable additional storage. The kitchen enjoys a pleasant outlook across the rear garden.

A door leads into the well-equipped Utility Room, which offers further fitted storage and plumbing for white goods. This practical space also provides access to a separate ground floor WC and a door opening directly onto the rear garden.

The first floor offers 4 well-proportioned Bedrooms. Bedrooms 2 and 3 are both excellent-sized double rooms, while the impressive principal bedroom is another spacious double and benefits from an open En-suite area fitted with a shower and wash hand basin. The fourth bedroom is a comfortable single room that would also lend itself perfectly to use as a nursery, dressing room or home office. Completing the accommodation is the Family Bathroom.

Outside, the extensive rear garden is undoubtedly one of Norwood's most captivating features. A large expanse of lawn is bordered by a variety of mature shrubs, with an attractive stone wall forming the rear boundary. From the garden, there are beautiful far-reaching views across the surrounding countryside, creating a wonderfully peaceful setting.

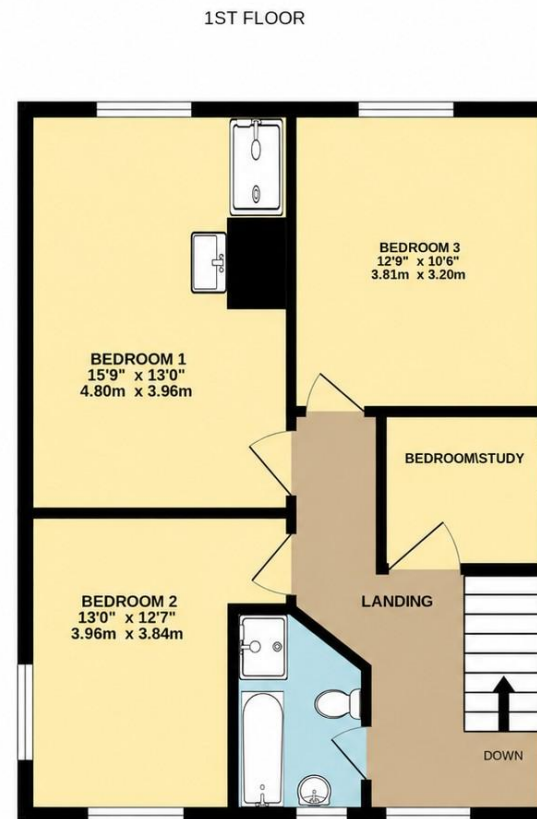
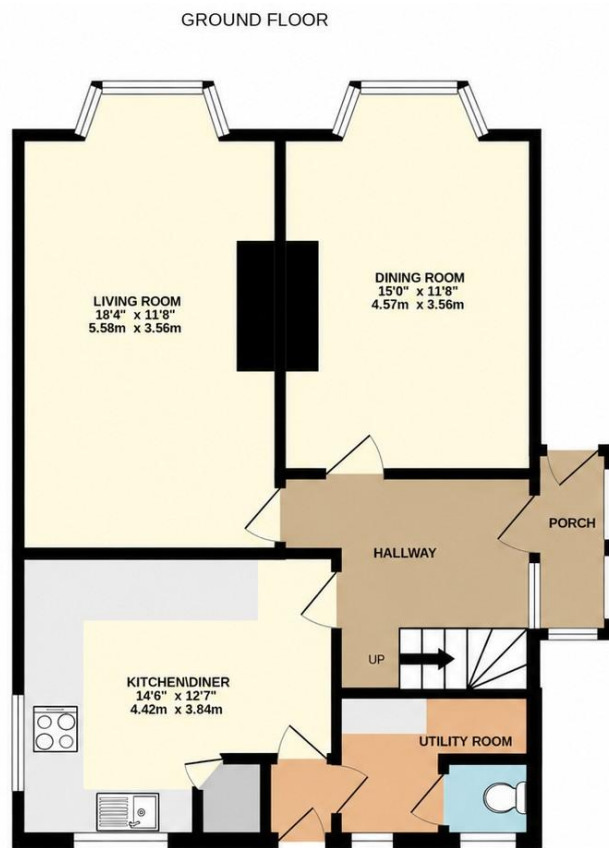
Immediately adjoining the house is a useful external store with power connected, together with a lower garden area. Pedestrian access is available along both sides of the property, while the attractive front garden adds further charm and kerb appeal. Ample unrestricted on-street parking is available to the front.

Services

Mains electric, water and drainage. Oil fired central heating. The oil fired boiler is approximately 2-years old.

Council Tax Band

D - North Devon Council



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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Area Information

North Molton is a charming and thriving village situated on the south-western edge of Exmoor National Park, approximately 3 miles from the market town of South Molton and the A361 North Devon Link Road and is surrounded by beautiful countryside.

The village benefits from an excellent range of amenities, including a primary school, two churches, two traditional pubs, a garage, a hair salon, and a variety of independent home-based businesses. There are also two well-supported village halls and an active sports club with football and cricket pitches, together with an indoor sports hall and pavilion.

Nearby South Molton provides a wider selection of everyday amenities, including independent shops, a supermarket, a community hospital, and both primary and secondary schools. More extensive shopping, leisure and recreational facilities are available in Barnstaple, approximately 15 miles away, and Tiverton, around 20 miles distant.

The surrounding area is renowned for its outstanding natural beauty, offering exceptional opportunities for walking, cycling, horse riding and a wide range of outdoor pursuits. Exmoor National Park and the spectacular North Devon coastline are both within easy reach, making this an ideal location for those who enjoy an active countryside lifestyle.

Directions

What3words: ///station.badminton.poodle

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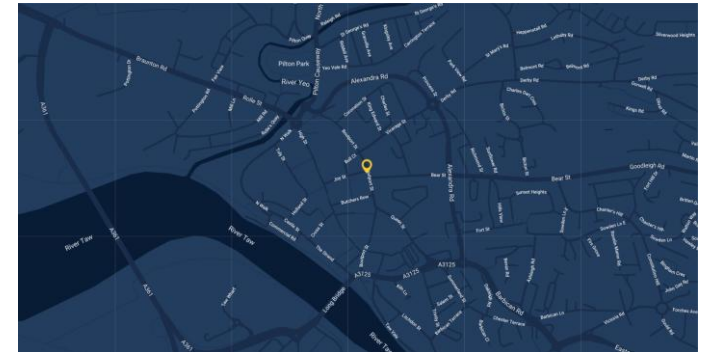
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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