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Changing Lifestyles

1 Penswell Cottages
Fore Street
North Molton
South Molton
Devon
EX36 3HL

Guide Price: £229,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

1 Penswell Cottages, Fore Street, North Molton, South Molton, Devon, EX36 3HL

A CHARMING PERIOD COTTAGE WITH A PRIVATE COURTYARD & A GARAGE / WORKSHOP



- 2 Bedrooms

- Living / Dining Room with exposed beams & a large stone fireplace with a recently installed wood burning stove
 - Fitted Kitchen with access to the rear courtyard
- Level front garden with established shrubs & private, paved, easy-to-maintain rear courtyard
- 19'7 x 8'9 Garage / Workshop with power, light & electric roller door



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Overview

Situated in the desirable village of North Molton, 1 Penswell Cottages is a charming 2 Bedroom semi-detached period home combining character features with practical living space. With an enclosed front garden, private rear courtyard and a particularly useful Garage / Workshop, the cottage has plenty to offer.

A pathway through the front garden leads to an enclosed Porch and into the Living / Dining Room. Exposed beams and a large stone fireplace with a recently installed wood burning stove give this room its character. Glazed double doors open into the Kitchen which is fitted with a range of wall and base units, a stainless steel sink, built-in electric oven and hob and space for a washing machine. A serving hatch connects the two rooms, while a door provides access to the rear courtyard.

On the first floor are 2 Bedrooms and a well-appointed Bathroom with a modern suite. Bedroom 1 enjoys far-reaching views over the neighbouring farmland and distant hills and includes a generous recess and an airing cupboard. Bedroom 2 would make a small double or a good sized single room and looks out over elevated neighbouring properties and the church tower beyond.

The level front garden is enclosed by attractive stone walling and planted with established shrubs. To the rear, the private paved courtyard provides an easy-to-maintain outdoor space.

Set back from the road alongside the front garden, the Garage / Workshop measures approximately 19'7 x 8'9. This extended single garage is semi-detached, with the adjoining garage belonging to a neighbouring property, and benefits from power, lighting, overhead storage and a recently installed electric roller door.

Services

Mains electrics, water and drainage.

Council Tax Band

C - North Devon Council





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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, a traditional pub, a garage (providing petrol sales alongside vehicle repair and servicing facilities), a hair salon, and a variety of independent home-based businesses. There is also a village shop – the North Molton Community Shop & Café, a well-supported village hall (Victory Hall) 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

Directions to this property can be easily found by using What3words: <https://w3w.co/rhino.colder.shelters>

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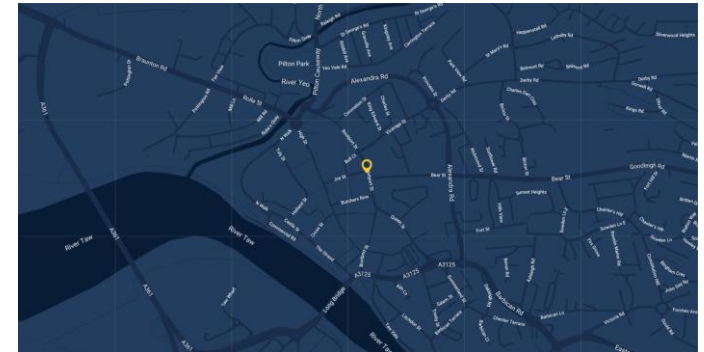
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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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