



Offers In The Region Of £450,000

5 Bedroom Detached House for sale  
3 LIMEKILNS CLOSE, SOUTH MOLTON



## Overview

A 5 bedroom executive-style detached home, located in a quiet cul-de-sac on the edge of South Molton, offering a blend of modern luxury and countryside views.

NOTE: SOME IMAGES MAY BE VIRTUALLY STAGED



## Key Features

- SPACIOUS LIVING ACCOMMODATION
- 5 SPACIOUS BEDROOMS - 2 WITH EN-SUITES
- DOUBLE GARAGE WITH ELECTRIC DOOR
- COUNTRYSIDE VIEWS
- FULL SECURITY SYSTEM
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- 3D VIRTUAL TOUR AVAILABLE - CALL OR EMAIL
- WHAT3WORDS//topics.roughest.tingled





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Nestled in a tranquil cul-de-sac on the desirable edge of South Molton, this immaculately presented executive style detached family home offers generous living space and idyllic views of the stunning Devon countryside. With 360-degree access around this home and spanning 177 sqm, the property boasts contemporary features throughout, and combines comfort with elegant design.

Upon arrival, you'll immediately notice the large integral double garage and additional off-road parking for three vehicles, providing ample space for multiple cars. As you enter, the welcoming hallway leads into expansive living areas that are perfect for both relaxing family evenings and impressive entertaining.

At the heart of the home, the thoughtfully upgraded kitchen/diner showcases stylish quartz worktops and premium units. Double patio doors flood the room with natural light and seamlessly connect it to the large patio outside-a haven for al fresco gatherings. The ground floor also includes a spacious utility/laundry room, a large WC cloakroom, and a flexible home office or hobby room, offering excellent versatility for modern family life.

Upstairs, the property features two splendid king-size bedrooms, each with luxurious en-suite facilities. The master suite stands out with a full bath and an indulgent separate double shower, while three further large double bedrooms and a grand family bathroom-also with both bath and double shower-ensure every occupant and guest enjoys optimal comfort.

The generous, fully enclosed back garden blends a sweeping patio and separate decked area, providing an inviting retreat for relaxation or social occasions.

The enviable location on Limekilns Close places you within easy reach of South Molton's rich array of shopping, lifestyle, and educational facilities, not to mention the award-winning Pannier Market. Excellent travel links open up exciting possibilities: the A361 gives swift access to the celebrated North Devon coast, Barnstaple's vibrant cultural scene, or a quick run east to the M5 leading to Exeter or Taunton.

Boasting five years remaining on the NHBC guarantee, this property is perfect for discerning buyers seeking space, style, and serenity, this beautifully maintained home is not to be missed. Arrange a viewing today and experience all that this exceptional property has to offer.

**Hall**  
18' 2" x 7' 0" (5.56m x 2.14m)

**Cloakroom**  
6' 6" x 3' 2" (1.99m x 0.99m)

**Office / Hobby Room**  
9' 8" x 6' 4" (2.95m x 1.95m)

**Utility Room**  
6' 0" x 6' 6" (1.85m x 1.99m)

**Kitchen / Diner**  
10' 10" x 19' 1" (3.31m x 5.83m)

**Lounge**  
18' 1" x 11' 11" (5.53m x 3.65m)

**Double Garage**  
17' 3" x 17' 6" (5.28m x 5.35m)

**First Floor Landing**  
12' 8" x 3' 9" (3.87m x 1.16m)

**Family Bathroom**  
7' 8" x 9' 8" (2.34m x 2.97m)

**Master Bedroom**  
14' 11" x 10' 11" (4.57m x 3.35m)

**Master En-Suite**  
5' 6" x 10' 8" (1.70m x 3.27m)

**Bedroom 4**  
11' 4" x 10' 8" (3.46m x 3.27m)

**Bedroom 5**  
11' 6" x 9' 4" (3.52m x 2.85m)

**Bedroom 3**  
11' 6" x 10' 7" (3.52m x 3.23m)

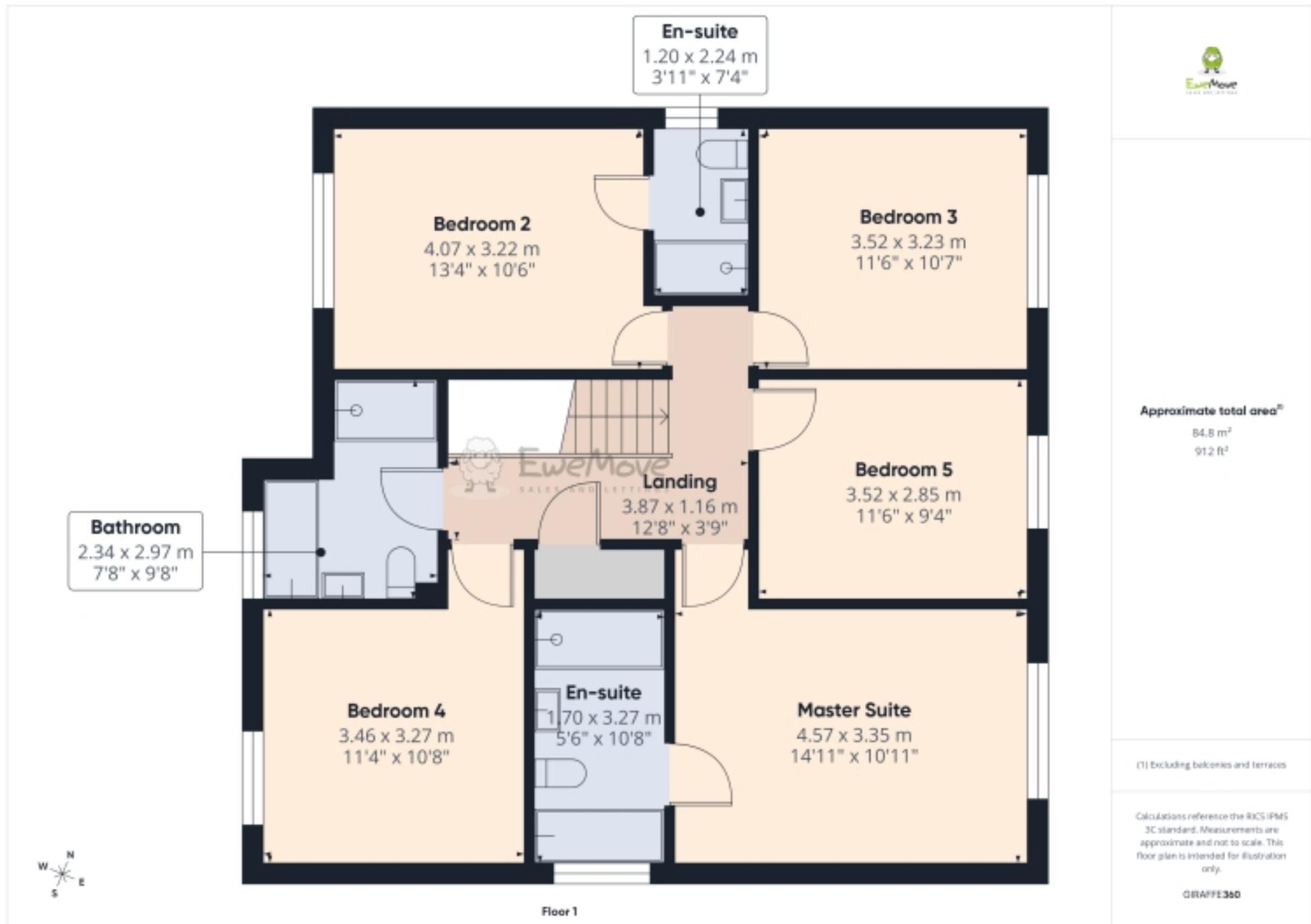
**Bedroom 2**  
13' 4" x 10' 6" (4.07m x 3.22m)

**Bedroom 2 - En-Suite**  
3' 11" x 7' 4" (1.20m x 2.24m)

# Floorplans



# Floorplans



# Floorplans



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton  
01769 611 444 (24/7)  
southmolton@ewemove.com