



Offers In The Region Of £450,000

4 Bedroom Detached House for sale

7 Linhay Way, South Molton



**EweMove**  
SALES AND LETTINGS



## Overview

Nestled within a peaceful cul-de-sac on the highly regarded Molbrook site, this luxurious executive-style detached home, expertly constructed by Wain Homes, presents an exceptional opportunity for modern family living in the thriving market town of South Molton. Impeccably finished and covered by a comprehensive 10-year warranty, this outstanding new build is designed with both comfort and style in mind.



## Key Features

- WAIN HOMES BUILT - EXECUTIVE DETACHED HOME
- 4 LARGE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- EN-SUITE TO MAIN BEDROOM AND BEDROOM TWO
- SEPARATE STUDY
- UTILITY ROOM
- DOUBLE DETACHED GARAGE
- 10 YEAR NHBC WARRANTY
- MANY BUILDERS UPGRADES INCLUDED

IMAGES STAGED FOR THE CONVENIENCE OF THE BUYER







Nestled within a peaceful cul-de-sac on the sought-after Molbrook development in South Molton, this executive style detached home exemplifies modern comfort and refined family living. Built by renowned developers Wain Homes, the property enjoys the assurance of a 10-year warranty and has been meticulously finished to an excellent new build standard throughout with many upgrades included.

Spanning approximately 1,431 square feet, the home offers a generous and flexible arrangement across two levels. With four large bedrooms, this residence easily accommodates the needs of a growing family or anyone looking for abundant space. The main bedroom and bedroom two each benefit from their own en-suite shower rooms, complementing a contemporary family bathroom that features both a separate bath and a shower enclosure. The ground floor also features a cloakroom, adding further convenience for guests and daily life.

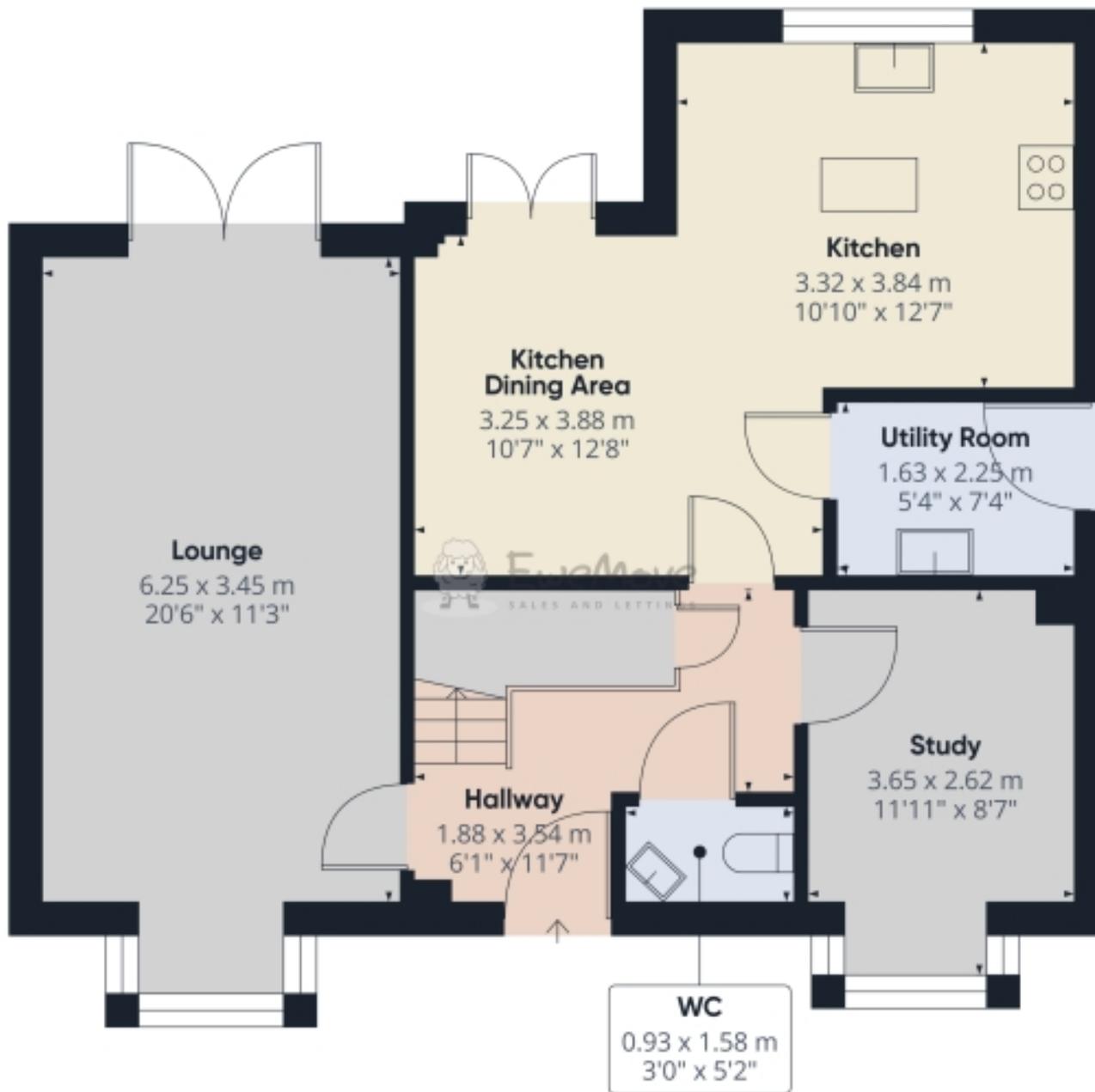
A welcoming lounge offers ample room for relaxing or entertaining, finished with a stylish bay window that fills the room with light. Patio doors seamlessly connect this space to the large west-facing garden-perfect for morning coffees or al fresco dining. At the heart of the home lies a stunning open plan kitchen and dining room, where integrated appliances, plentiful cabinetry, and French doors invite sociable family meals and gatherings. There is a separate study that provides an ideal solution for working from home or quiet contemplation, and a utility room promises practicality in your day-to-day routines.

Externally, the home stands out with its double detached garage and large private driveway, providing plenty of secure parking and storage potential. The west-facing garden is thoughtfully designed for outdoor enjoyment, taking advantage of every late afternoon and evening sunbeam.

Located in the thriving community of South Molton, every convenience is at your doorstep-from excellent local schools to diverse independent shops, the lively market square, and an array of welcoming pubs. Families and professionals alike will benefit from straightforward transport links thanks to nearby Station Road, as well as the proximity of North Devon's beautiful countryside and the breathtaking landscapes of Exmoor National Park, all just minutes away.

Newly constructed to an uncompromising standard and offering a rare blend of space, style, and location, this outstanding home awaits its first proud residents. Enquire today to arrange your personal viewing and experience everything this Molbrook home has to offer.

# Floorplans



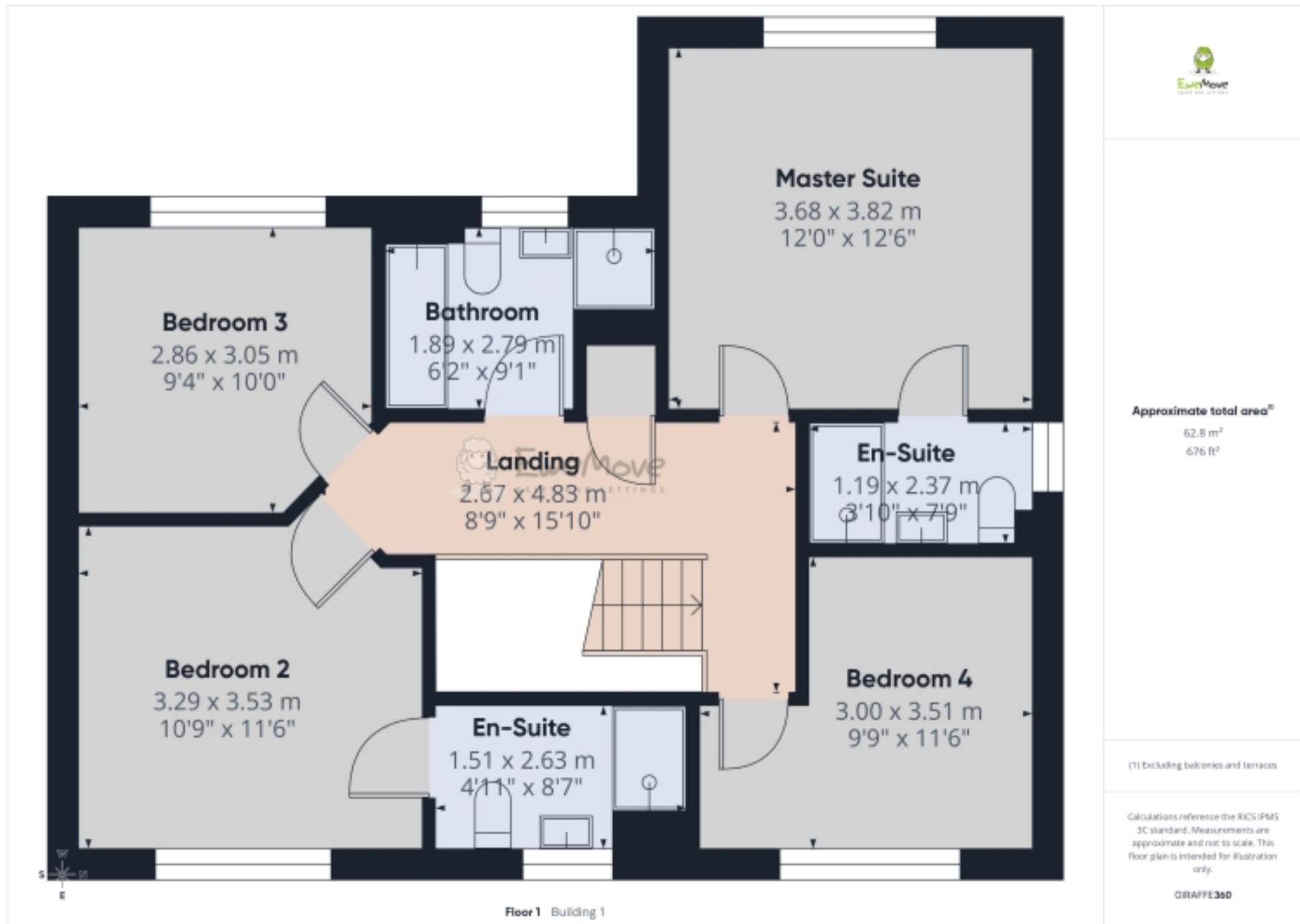
**Approximate total area\***  
70.1 m<sup>2</sup>  
755 ft<sup>2</sup>

(\*) Excluding balconies and terraces

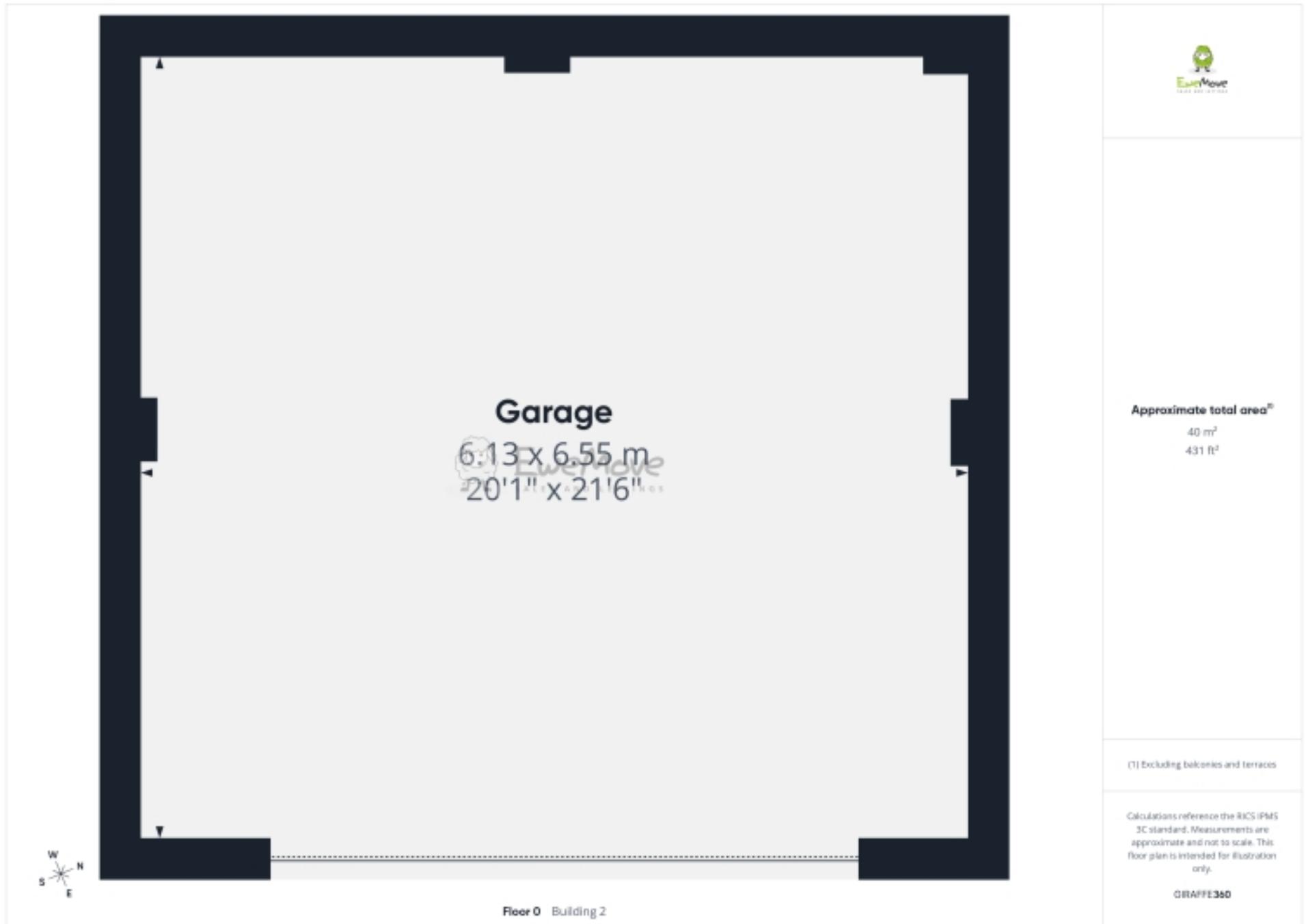
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFE360**

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



Marketed by EweMove South Molton

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