



Offers In Excess Of £290,000

3 Bedroom Cottage for sale

Heasley Cottage Heasley Mill, South Molton





Overview

Occupying an enchanting position in the beautiful hamlet of Heasley Mill on the southern edges of Exmoor National Park, this charming Grade II listed cottage presents a rare opportunity to embrace peaceful country living amidst glorious scenery and vibrant community connections.

Steeped in character and history, the property is believed to date back to the 18th Century. Thoughtfully maintained and upgraded, its interiors brim with original features while affording versatile modern comforts. Framed by whitewashed stone elevations and picturesque rural vistas, Heasley Cottage boasts 931 sq ft of beautifully presented accommodation across two floors.

SOME IMAGES HAVE BEEN STAGED FOR THE BUYERS CONVENIENCE



Key Features

- GRADE II LISTED COTTAGE
- CHARACTER FEATURES
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- SEPARATE UTILITY ROOM
- DETACHED SOUTH FACING GARDEN
- VILLAGE LOCATION
- WHAT3WORDS///fries.stance.websites





Nestled in the heart of the idyllic hamlet of Heasley Mill, this enchanting Grade II listed country cottage effortlessly marries historic charm with inviting comfort. Believed to date back to the 18th Century, Heasley Cottage stands as a superb example of rural heritage, offering beautiful meadow views and a true sense of tranquillity—a rare find on the southern fringe of the captivating Exmoor National Park.

Throughout, this delightful property brims with characterful features. Step over the threshold via a featured stable door into a welcoming porch and inner hall, where centuries-old details greet you at every turn. The cosy sitting room provides a peaceful retreat, complemented by a wood burning stove perched on a slate hearth and an authentic window seat overlooking the picturesque setting. Across the hall, the dining room beckons for sociable evenings by a second wood-burning stove, complete with a practical storage cupboard.

The adjoining utility room grants additional convenience, while the thoughtfully designed kitchen boasts wall and base units, an oil-fired Rayburn, and space for all necessary appliances, ensuring functionality is delivered alongside traditional elegance.



Upstairs, the accommodation unfolds across a split landing. The principal bedroom features a substantial walk-through wardrobe and direct access to a stylish 'Jack and Jill' shower room, fitted with a spacious walk-in shower, WC, and wash hand basin. Two further bedrooms, a generous double and a charming single, complete the first floor, ideal for family living, visiting guests, or a home office space.

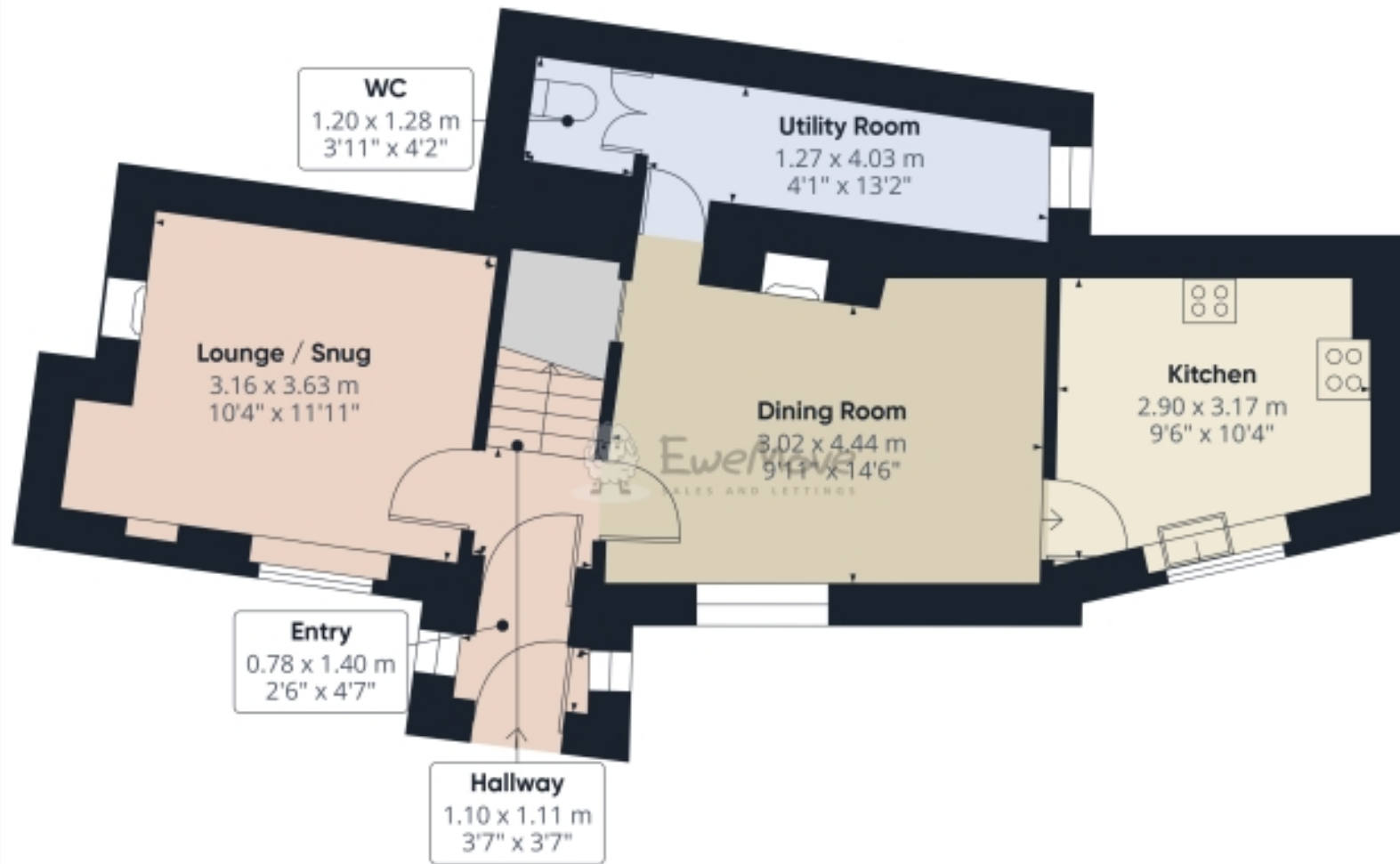
Stepping outside, discover immediate charm in a gated, stone-walled seating area bordered by a delightful picket fence—perfect for morning coffees or evening relaxation. For those with a love for gardening or outdoor entertaining, a detached and very private 'secret' garden sits just across the lane. This haven enjoys broad meadow views, a lawned area with mature shrubs, seating space, summer house, vegetable beds, and a timber shed for all your gardening needs.

Life at Heasley Cottage puts residents at the heart of a welcoming rural community, yet practical amenities are nearer than you might imagine. North Molton, less than two miles away, offers a traditional village store, post office, sought-after primary school, cheerful pub, and community facilities. The larger market town of South Molton, a short drive, provides extensive shopping, dining, and leisure activities-the perfect balance of peace and convenience.

Connect easily to the A361 North Devon Link Road for journeys toward Barnstaple, the M5, and mainline trains at Tiverton Parkway. For families and enthusiasts alike, the area abounds with outstanding independent schools, championship golf courses, and a spectacular array of outdoor recreation-whether it's rambling across Exmoor, horse riding, cycling, fishing, or wildlife spotting amid the majesty of North Devon's countryside.

Experience life at its gentlest, surrounded by remarkable meadow views yet within easy reach of North Devon's vibrant hubs and rugged coastline. Let Heasley Cottage reveal its story-arrange a viewing to truly appreciate the heritage, comfort, and breath-taking location this beautiful home affords.

Floorplans



Approximate total area⁽¹⁾

46.4 m²
499 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GRAFFI360



Floor 0

Floorplans



Approximate total area⁽¹⁾
40.1 m²
432 ft²

(1) 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.

GRAFFES&O



Floor 1

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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