



Offers In The Region Of £800,000

5 Bedroom Smallholding for sale

POLLARDS FARM EXETER ROAD, SOUTH MOLTON





## Overview

Welcome to Pollards Farm, a picturesque smallholding located on the edge of the historic market town of South Molton; this immaculate example of a 5-Bedroom Farmhouse is perfect for anyone looking for the semi-rural lifestyle.

With the additional benefit of numerous outbuildings on 3.49 acres of land, this smallholding has many opportunities for generating additional income.



## Key Features

- 3D Virtual Tour Available - Call or Email
- 3.49 Acre Smallholding with Outbuildings
- 5 Bedroom Farmhouse with 5 Bathrooms
- Loving Restored with Original Period Features
- Stunning Rural Views - Close to Exmoor National Park
- Home Office
- Commercial Development Opportunity
- Early Viewing Advised - Call Now or Book On 01769 611444

















Nestled behind mature conifer trees, the sweeping driveway edged in daffodils, leads you through the manicured grounds to the rear, but main entrance, of this immaculate home.

This unique home has been lovingly and sympathetically restored; packed with history & character, from the original oak beams, stone flooring, Inglenook fireplace to a modern farmhouse kitchen/garden room with panoramic views of the grounds & the hills beyond.

Welcoming your family and friends into your new home, they will find themselves in a deceptively spacious entrance lobby; with a large shower room to the left, which is ideal for freshening up when returning from a walk on the moors with the dogs. Walking through the double doors into the home office you will find this space both welcoming & practical, with plenty of built in storage. Moving out of the office, to your right is the utility/boot room, with oak flooring, plenty of workspace & room for a washing machine, tumble dryer & a fridge freezer.

Ahead of you is what can only be described as the ultimate entertainment space for family & friends. Without a doubt, the open-plan kitchen garden room is the hub of this home; the fully fitted traditional farmhouse kitchen featuring a range cooker and a large centre island complete with double sinks flows naturally into the garden room. With a vaulted ceiling finished with oak beams and panelling, 270 degrees of windows flooding this space with natural light and providing views of the Devon countryside. Not only is there room for multiple sofas & a dining table that could accommodate a banquet, the double patio doors extend this space onto a large decked area complete with a Paella pit and breathtaking views over the gardens and the hills beyond.

Once the last of the evening sun has dropped below the horizon, it's time to move into the lounge or snug. This room with patio doors opening onto the front courtyard, features an Inglenook fireplace with a log burner and is the perfect place to unwind in the evening with your favourite tiple and a good book. Moving across the original stone hallway you are presented with the 1st of 5 bedrooms; originally a second reception room, this space has been sympathetically converted into a stunning super king-size bedroom. With a large fully tiled en-suite shower room, elegant fireplace, space for wardrobes & a patio door to the front courtyard, this room is ideal for guests or relatives with limited mobility.





From the hallway, take the stairs to the first-floor landing where you will find a further 4 bedrooms. To the right of the large window overlooking the south facing front courtyard, you will find the master-suite; this super king-size room is flooded with sunlight most of the day, has plenty of room for a dressing table, wardrobes and benefits from a fully tiled en-suite complete with bath & separate shower. Across the landing is bedroom 2, again a light and airy room featuring not only an en-suite shower room, but a walk-in closet. Bedrooms 3 & 4 are both double bedrooms, with the 4th benefiting from views over the hills and the amazing sunsets. Nestled between these bedrooms is the family bathroom, fully tiled and comprising of a both a bath and separate shower. Completing the 1st floor is a door leading up a staircase to the attic; this space, although great for storage has the potential for development (Subject to planning permission).

The outside space has been purposefully divided into two distinctive areas. The manicured grounds around the house have been laid mainly to lawn and stretch just beyond the driveway naturally flowing into the meadow, with privacy being provided by a line of conifer trees on one side and original hedgerow and mature trees following the small stream along the other side. Completing the domestic area of this smallholding is a large patio with summer house, parking for multiple vehicles and a large free range chicken run with bespoke chicken accommodation.

The remainder of the property with 3 outbuildings of various sizes and plenty of land is prime for commercial development and could provide a multitude of business opportunities subject to planning approval. These include: Stables, Kennels, Camping/Glamping, conversion into holiday cottages/Airbnb accommodation or simply separate dwellings. There is also separate access to the commercial portion of the property.

The market town of South Molton is close by, which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market.

Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.



# Floorplans



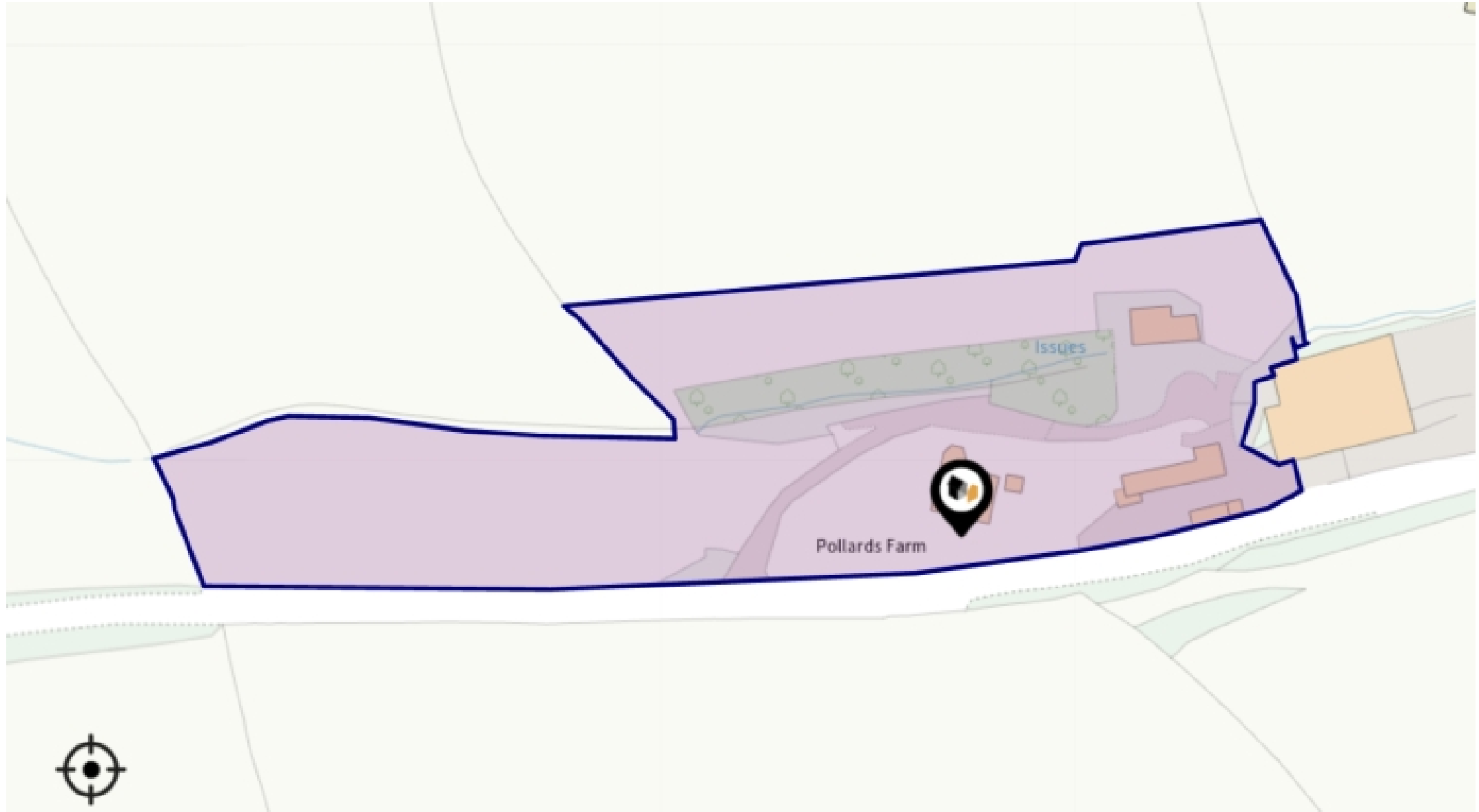


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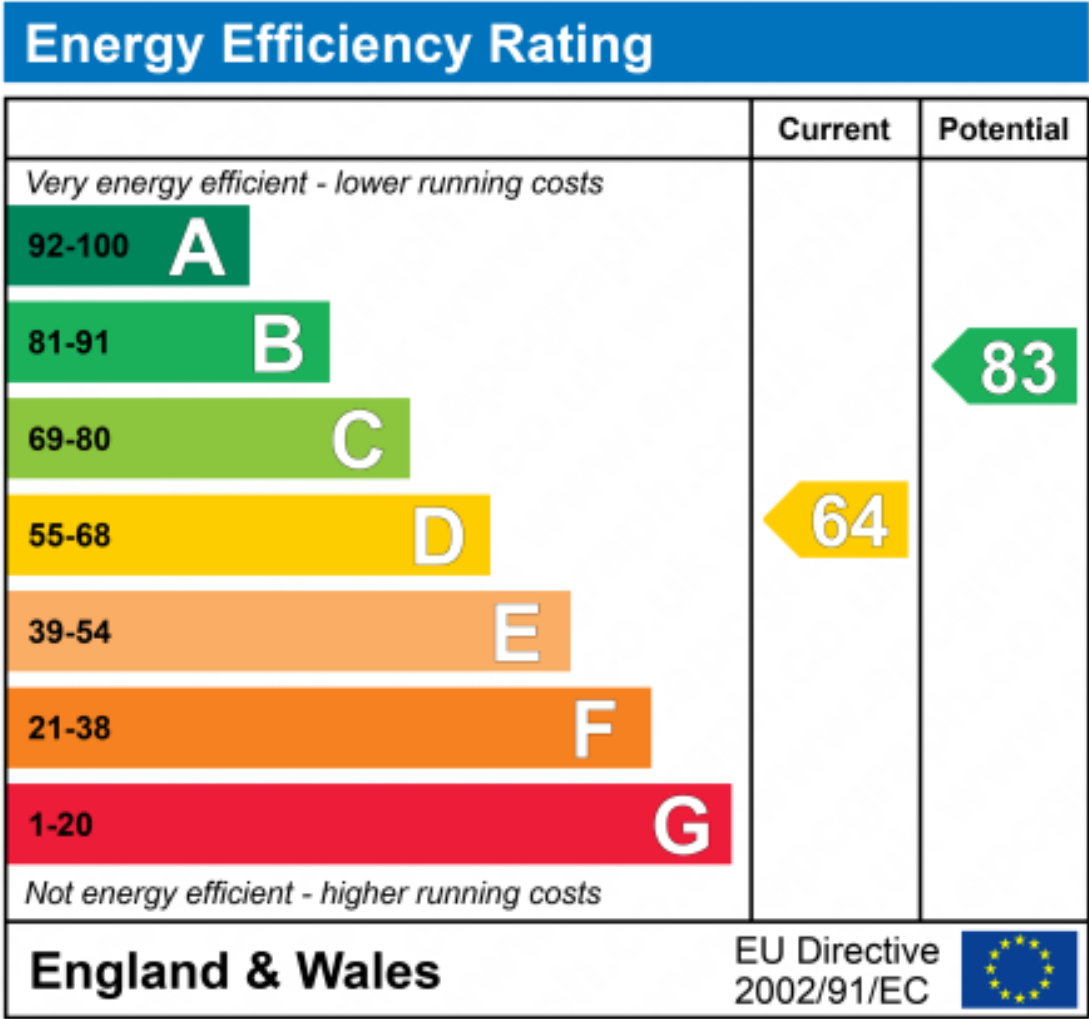
|   |  |   |   |
|---|--|---|---|
|    |  |  |    |
| Floor 0 Building 1  | Floor 1 Building 1   | Floor 2 Building 1  | <b>Approximate total area<sup>(1)</sup></b><br>5147.98 m <sup>2</sup><br>55412.34 ft <sup>2</sup><br><br><b>Reduced headroom</b><br>112.71 m <sup>2</sup><br>1213.18 ft <sup>2</sup>  |
|    |  |  |   |
| Floor 0 Building 2  | Floor 0 Building 3   | Floor 0 Building 4  | (1) Excluding balconies and terraces  |
|  |  |   | <b>Reduced headroom</b><br>----- Below 1.5 m/5 ft   |
| Floor 0 Building 5  |  |   | <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p><b>GRAPPE360</b></p> |



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