Higher Ley

North Molton, South Molton, Devon

STRUTT & PARKER

BNP PARIBAS GROUP

A charming Grade II Listed farmhouse with an annexe and extensive outbuildings, set in approximatley 22.8 acres

Higher Ley is an impressive farm property, set in the heart of the North Devon countryside, just outside the boundary of Exmoor National Park and within easy reach of the bustling town of South Molton. The property offers characterful and flexible accommodation with a detached annexe and extensive outbuildings including equestrian facilities and enjoys far reaching grounds of approx. 22.8 acres.

- **4 RECEPTION ROOMS**
- **6 BEDROOMS**
- **5 BATHROOMS**
- **EXTENSIVE OUTBUILDINGS**
- **22.8 ACRES**
- **FREEHOLD**
- **RURAL**
- **4370 SQ FT**
- **GUIDE PRICE £1,250,000**

The property

Higher Ley farmhouse is thought to date originally from the 15th century with the adjoining barn and shippon added in the late 18th/early 19th century. The property offers a wealth of period details throughout which include exposed beams, original flooring and impressive fireplaces offering characterful accommodation.

The reception hall provides a welcoming entrance to the property and leads through to the generous 27ft sitting room, which has a woodburning stove and a dual aspect including a full-height, south-facing window that allows for a wealth of natural light. There is also a formal dining room with an original fireplace, which is fitted with a log burner and a snug. The kitchen has flagstone flooring, exposed timber beams overhead, farmhouse-style units and a range recessed into the inglenook fireplace. Further home storage is available in the large utility room, which features fitted units, space for appliances and a sauna. The ground floor accommodation is completed by a cloakroom.

There are five first-floor bedrooms, which are accessed via three separate staircases providing versatile accommodation. The central staircase provides private access to the principal bedroom, which has extensive built-in storage and an en suite bathroom with an over-bath shower. One further bedroom also has its own private staircase and an en suite bathroom, while the third stairway leads to three double bedrooms and a large family bathroom.

The property benefits from a detached annexe which provides excellent opportunities for multi-generational living or for income potential subject to obtaining the necessary consents. The annexe has attractive modern styling and décor and comprises a comfortable sitting room and an open-plan kitchen and dining room on the ground level. Also on the ground floor is a shower room while upstairs there is one double bedroom with an en suite cloakroom, as well as an additional reception room with an adjoining bathroom. This room could also serve as a further bedroom if required.

Outside

Higher Ley lies in a peaceful and idyllic rural setting, surrounded by its grounds of approximately 22.8 acres. The farmhouse and outbuildings are centred around a large, paved courtyard, which provides ample parking space and access to the extensive outbuildings. The outbuildings include a substantial barn which offers stabling while there is also an additional stables block, kennel and stores. A 60m x 30m sand school provides further equestrian facilities. The barn has planning permission granted for the development of additional accommodation on the ground floor for a dependant relative and an office space on the first floor. There are sunny walled gardens to the front of the house, including a patio for al fresco dining, an area of lawn with colourful border beds and various shrubs and hedgerows, and a vegetable garden with a greenhouse and a polytunnel. Beyond the gardens there are open fields and paddocks, which area ideal for grazing livestock and for exercising horses. The grounds also include a peaceful meadow area with a pond attracting a variety of wildlife.

Location

Higher Ley is set in a secluded rural position between the small village of North Molton and the town of South Molton. North Molton has a primary school, a village shop and a local pub, while four miles away, South Molton has a number of other facilities, including range of shops, a large supermarket, a community hospital and primary and secondary schooling. A further choice of shops and large supermarkets, as well as leisure facilities, can be found in Barnstaple, 15 miles away and Tiverton 20 miles away. For those enjoying walking, cycling, riding and outdoor country and equestrian pursuits Exmoor National Park, the surrounding countryside and the stunning North Devon coastline provide superb recreational opportunities.

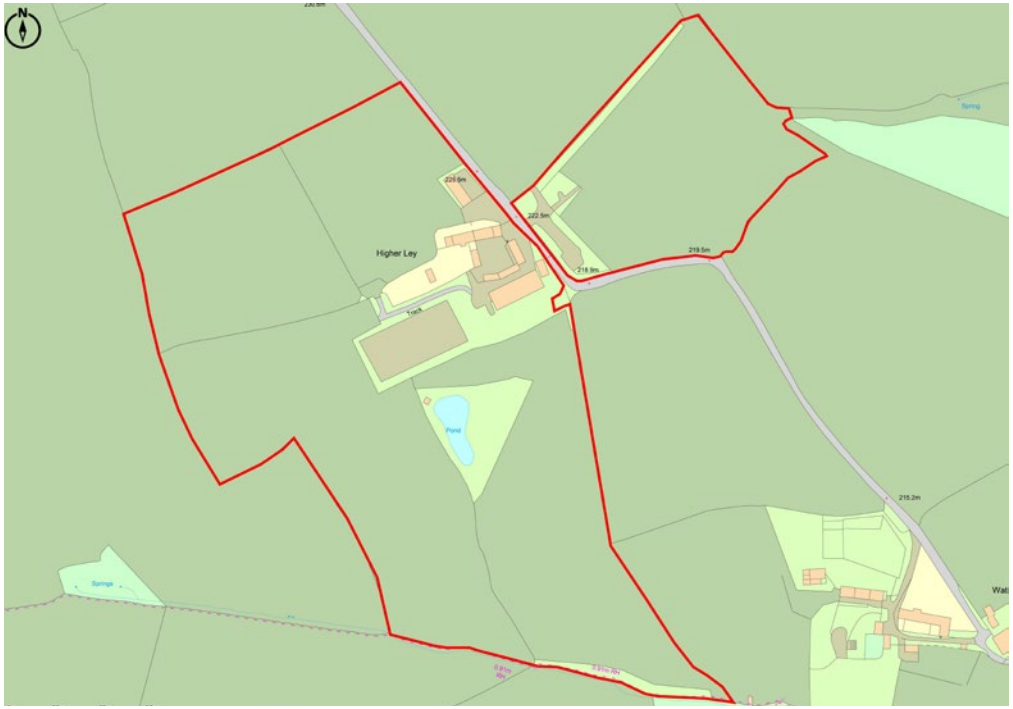
By road, the A361 provides access towards Barnstaple and Tiverton, and onwards towards the M5 and the vibrant city of Exeter. There are regular direct rail services to London Paddington from Tiverton Parkway, taking as little as 2 hours.

Distances

- South Molton 4.0 miles
- A361 4.1 miles
- Barnstaple 15 miles
- Tiverton 20 miles
- Tiverton Parkway mainline station 26.7 miles (London Paddington in under 2 hours)

Nearby Schools

- North Molton Primary School
- South Molton Community Primary School
- South Molton Community College
- West Buckland School
- Blundells School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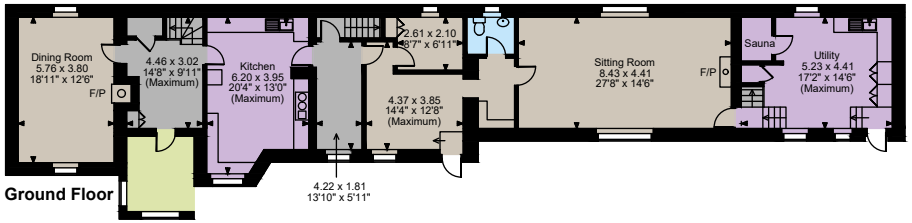
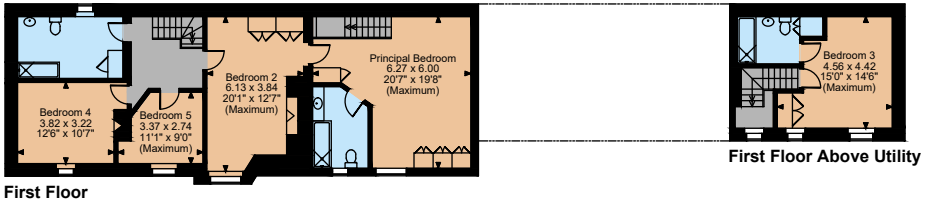
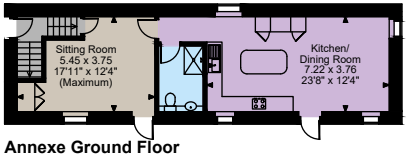
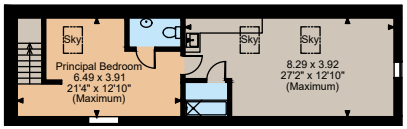
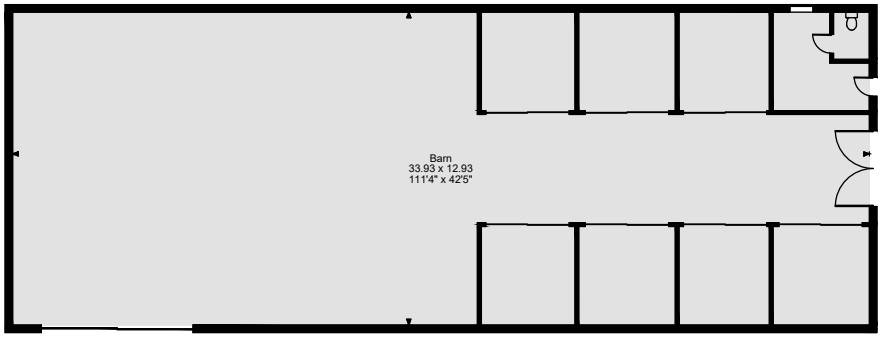
Higher Ley
225.6m
222.5m
219.5m
218.8m
215.2m
Pond
Spring
Springs

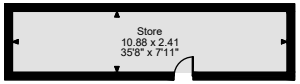


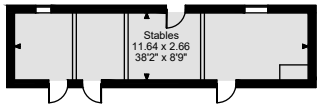


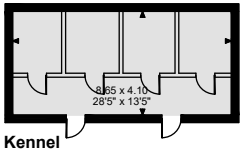












The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 3,167 sq ft (294 sq m)
Annexe internal area 1,203 sq ft (112 sq m)
Outbuildings internal area 5,522 sq ft (513 sq m)
Total internal area 9,892 sq ft (919 sq m)
For identification purposes only.

Directions

EX36 3JS. **what3words:** ///rollers.elect.overheard - brings you to the driveway

General

Local Authority: North Devon Council
Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Council Tax: Band E. Annexe Band A
EPC Rating: E. Annexe EPC rating C.
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Planning Reference: 50319. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

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