



## East Ford Farmhouse

Ash Mill, South Molton, Devon, EX36 4QW

Guide Price **£675,000**

EPC: G | Council Tax: E | Tenure: Freehold | Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2

FINE & COUNTRY

# KEY FEATURES

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- APPROX. 2400 SQUARE FEET OF LIVING ACCOMMODATION
- BEING SOLD WITH A PADDOCK OF APPROXIMATELY 3.75 ACRES
- AIR SOURCE HEAT PUMP SYSTEM
- POTENTIAL FOR EQUESTRIAN USE
- WELL MAINTAINED GARDENS
- CHARACTER FEATURES
- COUNTRYSIDE VIEWS
- TWO RECEPTION ROOMS
- FIVE WELL PROPORTIONED BEDROOMS
- NO ONWARD CHAIN

NO ONWARD CHAIN. In a very accessible and unspoilt rural position, just outside the small Village of Ash Mill, "East Ford Farmhouse" enjoys a private setting on a plot of approximately 4.2 acres, whilst also benefitting from a whopping 2400 sq ft (approx.) of living accommodation. This charming, period property is also being offered on the open market with substantial gardens and an enclosed paddock of approximately 3.75 acres. Further features include an air source heat pump system, far reaching countryside views and ample off road parking to the front of the property.





The furniture depicted in this photo has been digitally added using CGI (Computer Generated Imagery) for illustrative purposes only.



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# STEP INSIDE

## East Ford Farmhouse

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On the ground floor, there is an entrance porch leading to a large entrance hall providing access to all principal rooms.

The light and airy living room measures in at a rather impressive 14'11 x 14'6, offering French doors to the rear garden and ample space for sizeable furniture.

A separate dining room also offers access to the rear garden. This highly sociable space also includes a fireplace and enough room for copious dinner guests.

There is also a fitted kitchen / breakfast room with a stainless steel sink inset into worktop surface and an array of matching cupboards and drawers. Exposed beams and a slate floor add to the character of the room, whilst an electric Aga is also to be included within the sale.

Also on the ground floor is an original dairy with a slate floor, exposed beams and original window shutters. Adjacent to the Dairy is a large utility room.

There are five sizeable bedrooms on the first floor, with many boasting far reaching views over the surrounding countryside. The master bedroom is equipped with a three piece en-suite shower room. The particularly spacious family bathroom is a white four-piece suite comprising of a close coupled WC, wash hand basin and a separate shower.

The Farmhouse has had a new roof and UPVC double glazing, whilst also enjoying the benefit of possessing complete internal redecoration.





# STEP OUTSIDE

## East Ford Farmhouse

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To the front and side of the property is allocated off road parking, whilst to the rear are extensive lawned gardens equating to approximately 0.25 acre. The 3.75 acre (approx.) paddock is positioned adjacent to the gardens and is accessed via a five bar wooden gate.

N.B: The property possesses a "Klargester" private drainage system, which is shared with the 5 neighbouring cottages.

The surrounding properties are all owned by the same owner of "East Ford Farmhouse". The surrounding properties are currently vacant and are planned to be sold off individually in the coming years.

## DIRECTIONS

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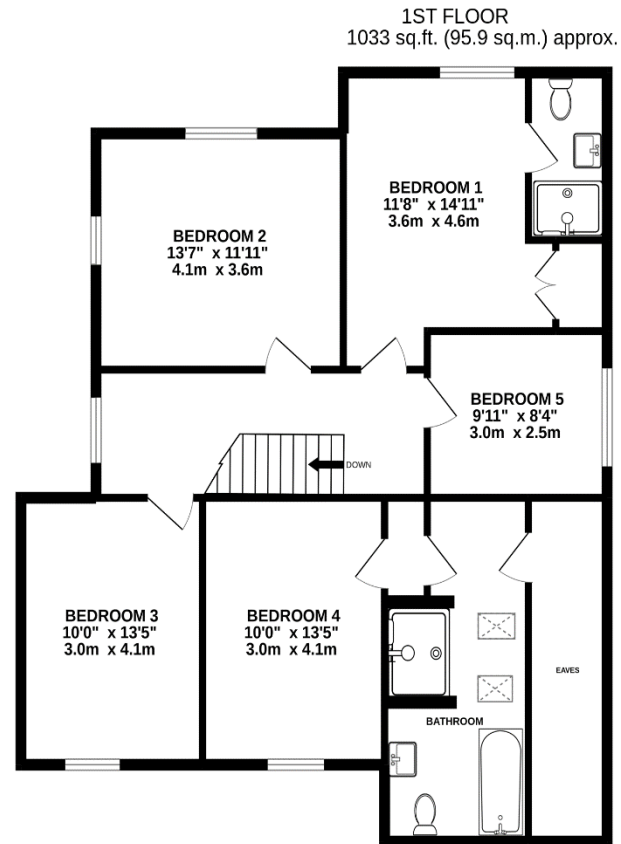
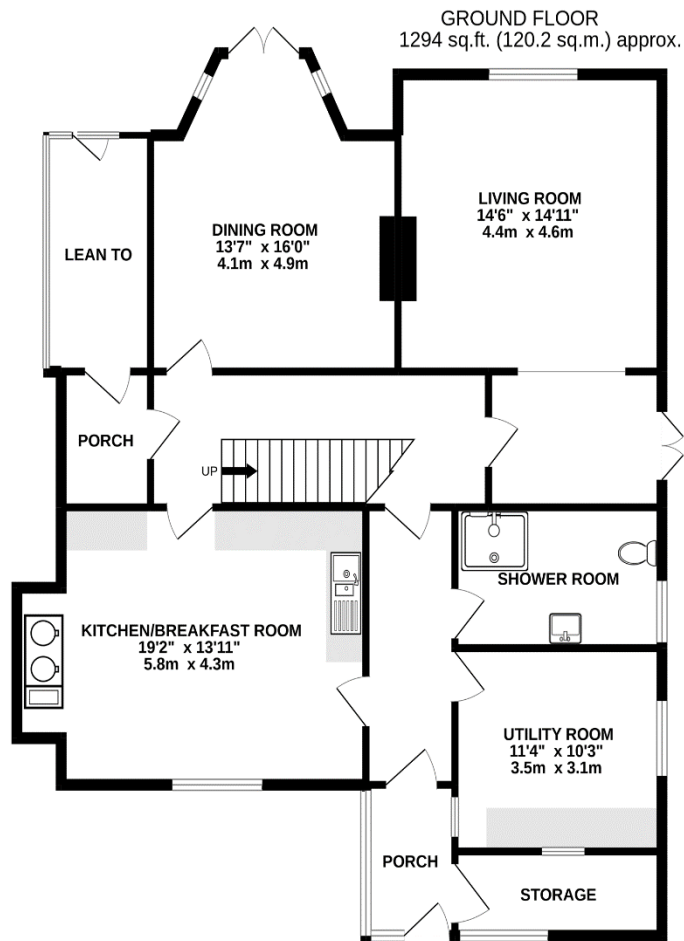
Leave South Molton along East Street in the direction of Bish Mill. At Bish Mill turn right signed Bishops Nympton/Rackenford. Stay on this road and drive into the Village of Ash Mill. Just after leaving the village, East Ford Farm will be seen on the right.

What3Words: [///growth.forms.causes](https://www.what3words.com////growth.forms.causes)

## THE AREA

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Ash Mill is 6 miles from the busy market town of South Molton, which provides excellent amenities including a supermarket, post office, health centre, a public swimming pool, a twice weekly market and schools for all age ranges. The village is also just 3 miles from the A361 at Knowstone which provides a quick route to Tiverton, Junction 27 of the M5 and National rail links at Tiverton parkway. The area offers an excellent range of outdoor pursuits being within easy driving distance of Exmoor and the Coast including walking, horse riding, cycling, fishing on the Exe, Taw and Mole and golf at Chulmleigh, Tiverton, Libbaton and "The Mole Resort" leisure complex.



TOTAL FLOOR AREA : 2327 sq.ft. (216.1 sq.m.) approx.

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**Finn Pittwood**

Local Director

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## Utilities and Services:

Mains electricity and water.  
Private drainage (see NB below)  
Air source heat pump system for heating and hot water.

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We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>





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