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FINE & COUNTRY
Homes from Webbers

Marchfield
Bishops Nympton | South Molton | Devon
Guide Price of £1,150,000

Marchfield, Bishops Nympton, South Molton, Devon, EX36 4NY

Are you looking for a countryside home with dual occupancy potential and enough land for equestrian use? Look no further! "Marchfield" is an individually constructed 7 bedroom home nestled within the idyllic North Devon village of Bishops Nympton, offering 9 acres, glorious views over its rural surroundings and an adjoining 1 bedroom annex which could even be utilised as a secondary income, should any discerning buyer wish to use it that way. Further features include numerous agricultural barns with potential for Q-planning permission, off road parking for several vehicles and a gated entrance providing the home with an enviable amount of kerb appeal. EPC - D (Main House) C (Annexe)

- NO ONWARD CHAIN
- APPROXIMATELY 9 ACRES INCLUDING WELL MAINTAINED GARDENS AND TWO PADDOCKS
- NUMEROUS OUTBUILDINGS WITH POTENTIAL FOR Q-PLANNING PERMISSION
- ADJOINING ANNEX
- DUAL OCCUPANCY / HOLIDAY LETTING POTENTIAL
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GATED ENTRANCE
- SOLAR PANELS
- FANTASTIC POTENTIAL FOR EQUESTRIAN USE
- CHARACTERFUL LIVING ROOM
- OPEN PLAN KITCHEN / BREAKFAST ROOM





A spacious reception hall welcomes you into the home with doors to all principal rooms and stairs at either end of the hallway to Bedroom 1 and Bedroom 6 and 7 respectively.

The dual aspect living room is positioned to the left of the hallway, offering a multi-fuel burning stove, ample room for sizeable furniture and an exposed stone archway through to the stunning kitchen / dining room.

The kitchen / dining room is a key selling feature of this delightful home, comprising of granite worktop surfaces and a wonderful island at the heart of the room with an inset stainless steel sink, storage and space for seating below. Further features include a rangemaster oven with a stainless steel extractor over, space for a fridge / freezer, ample room for a dining table and chairs and French doors to the garden.

A utility room is positioned off of the kitchen / dining room, possessing worktop surface with an inset sink with plumbing for washing machine and space for a tumble dryer below. There is also a door to a cloakroom housing a close coupled WC and a wash hand basin.

Four bedrooms are positioned on the ground floor, with bedroom 2 benefitting from having a door to the four-piece Jack and Jill family bathroom suite. Bedrooms 3, 4 and 5 are all doubles in size, with bedroom 5 offering the potential to be used as a study if deemed necessary.

The extremely spacious treble aspect master bedroom incorporates a balcony with delightful views over the surrounding gardens, as well as a door at the other end of the room leading to a Jack and Jill en-suite shower room with shared access from bedroom 6.

Bedroom 6 is also a double room in size and can either be accessed via the shower room it

shares with the master bedroom or a separate staircase it shares with bedroom 7, overhanging the adjoining granny annex below.

The adjoining 1 bedroom annex consists of an open plan living / dining / kitchen area, bedroom and shower room. This space could either be used to accommodate a dependent relative, or act as a fruitful permanent let or even holiday let. The versatility on offer with this unique property will surely capture the imagination of copious amounts of prospective buyers!

OUTSIDE

Gated entrance gives access to the home, with ample parking in front of the house for numerous vehicles. Marchfield also owns the driveway leading to the gate, with the neighbouring property to the right possessing a right of way to their own home.

Well maintained gardens wrap around the property, boasting an array of flowers and shrubs, sizeable pond, and a gate to one of the two paddocks being sold with the property, measuring in at a rather generous 3.75 acres.

To the rear of the property is a substantial yard area housing numerous agricultural barns with potential for Q-planning permission. The yard area is currently used for industrial purposes by the current vendor and provides access to the rear paddock measuring in at just over 2 acres. The middle barn possesses several stables which have previously been utilised for equestrian purposes and possesses the required potential to keep horses once again. The three agricultural barns measure in at 42'6 x 21'3, 60' x 25' and 60' x 40'.



LOCATION

The traditional village of Bishops Nympton has excellent amenities, including a primary school, church, relatively new village hall and community shop. The thriving market town of South Molton is just 3 miles distance and it has a complete range of amenities including a Sainsbury's supermarket, post office, a bank, a health centre, a twice weekly market and schools for all ages. There is also easy access to the North Devon link road (A361) which provides a quick route to the regional centre of Barnstaple (14 miles) and the M5 and National rail links at Tiverton (16 miles). Surrounded by outstanding countryside the area offers a wide range of outdoor pursuits including walking, horse riding, cycling, fishing on the Mole and the Taw and golf at Saunton, High Bickington and High Bullen.

SERVICES Mains electricity and water. Oil fired central heating. Sewerage treatment plant drainage – NB This drainage system has not been surveyed to confirm if it is compliant with modern regulations.

VIEWINGS Strictly by appointment through the sole selling agent.

TENURE Freehold

COUNCIL TAX BAND

Main House - E

Annexe - A

North Devon District Council.

DIRECTIONS

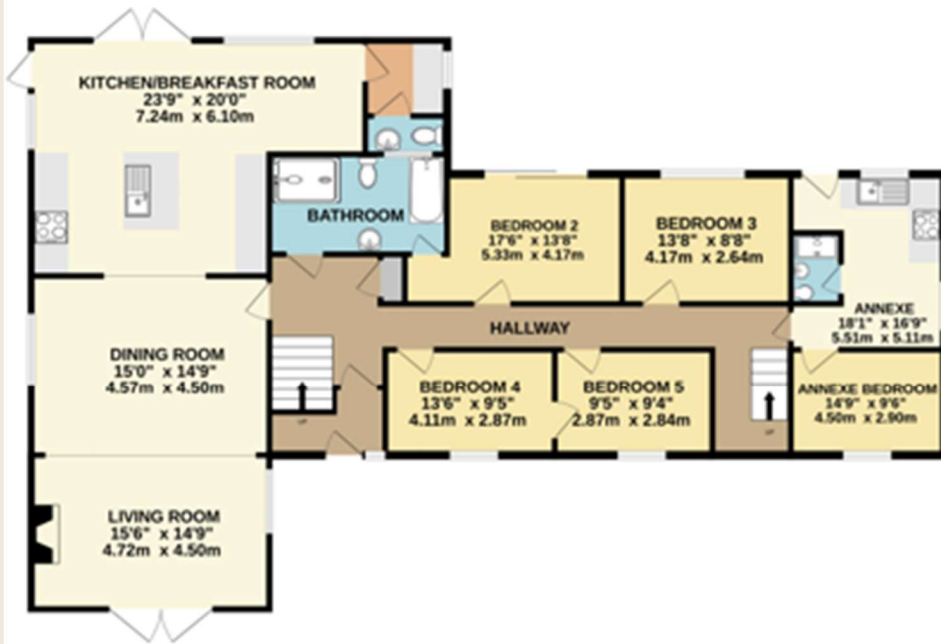
From our office leave the square via East street and stay on this road until you reach Bish Mill. At Bish Mill turn right up the hill signed Rackenford/Bishops Nympton and on reaching the top of the hill, take the right turning signed Bishops Nympton. Upon entering the village, "Marchfield" is the first property you will find on your left hand side.

What3words: ///salads.contoured.couriers





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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