Beech Tree House
Meshaw, South Molton, EX36 4NE
South Molton 6 miles Tiverton 16 miles

- Stunning New Home
- Superb Accommodation
- 2/3 Receptions
- 5/4 Bedrooms
- Double Garage
- Barn with PP
- Pasture and Woodland
- Total about 4.24 acres

Guide price £745,000

SITUATION
The property is set on the edge of Meshaw, a small village set in stunning, unspoilt countryside which has good road access to the local market town of South Molton, which provides good local amenities including infant, junior and senior schools. The closest local village amenities are in Witheridge and include village stores/post office, church, primary school, public houses and sports club. The North Devon link road is about five miles at Moortown Cross and links to Tiverton, Junction 27 of the M5 motorway and Tiverton Parkway railway station on the London Paddington line.

DESCRIPTION
Built to high, exacting standards by a renowned local developer, Beech Tree House is a brand new property set in an elevated position on the edge of the village with a superb outlook over its own land. The property is extremely spacious with a light and airy feel and features include a superbly fitted kitchen that opens out into a large reception room with bi-fold doors leading onto a glass surround balcony that takes full advantage of the views. Added benefits include under-floor heating and a 2.5kW solar PV array.

ACCOMMODATION
Glazed front door with large glazed side panels to ENTRANCE HALL with engineered oak floor and staircase to lower floor. The very impressive KITCHEN has a tiled floor and is superbly fitted with high gloss modern units and granite worktops. 1½ bowl stainless steel sink with mixer tap, integrated fridge freezer and dishwasher, electric range style cooker with hood above. Matching wall units. Island unit with
built in wine chiller. The kitchen opens into the large DINING ROOM with an impressive feature of a range of bi-fold doors leading onto the hardwood balcony with views over the land. The LIVING ROOM also has a door onto the balcony and a fireplace with slate hearth and surround fitted with a wood burning stove. There is a STUDY and a further RECEPTION ROOM/SNUG/ BEDROOM 5. The CLOAKROOM has a close coupled WC, vanity wash basin with mixer tap and tiled floor. The spacious UTILITY ROOM has a tiled floor, stainless steel sink unit with mixer tap and cupboards below, space and plumbing for washing machine and dryer. Boiler room, door to outside and door to DOUBLE GARAGE.

Attractive oak stairs lead to the LOWER LANDING with under stairs cupboard and to the remaining FOUR BEDROOMS. BEDROOM ONE is a large double aspect room with EN-SUITE SHOWER ROOM with a tiled floor and fitted with a corner shower cubicle, WC with concealed cistern and wash basin set into fitted units with mirror over. BEDROOM TWO is also a large double room. The BATHROOM has a tiled floor and a modern suite with free-standing bath with mixer tap and shower attachment, close coupled WC, corner shower cubicle with mixer shower, vanity wash basin with mirror over. BEDROOMS THREE and FOUR are both double rooms.

OUTSIDE
Double timber five bar gates and a gravelled drive lead to a parking area for several cars and to the DOUBLE GARAGE with electric automatic doors, power and light. Recently re-seeded lawns continue around the house and include a number of mature trees. Adjoining is a gently sloping, west facing, stream bordered pasture paddock with separate access off the country lane, with the whole amounting to about 4.24 ACRES.

BARN WITH PLANNING PERMISSION
Set on the eastern edge of the plot is a detached, traditional BARN with planning permission under application number 59883 for CHANGE OF USE FROM AGRICULTURAL BUILDING TO ONE DWELLING (CLASS Q(AV)(B)). The approved plans provide accommodation of HALL, KITCHEN, LIVING ROOM, ONE BEDROOM and BATHROOM. For further details please contact the selling agents.

VIEWING
Strictly by appointment please through the sole selling agents, Stags on 01769 572263.

DIRECTIONS
From South Molton proceed south out of the town on the B3137 towards Witheridge. Pass through the small village of Alswear and continue towards Meshaw. As you enter the village take the first turning to the left and then very soon after keep left onto North Down Lane. The property will be found on the left as you leave the village.

SERVICES
Mains water and electricity. Private drainage system. Oil fired under floor heating. 2.5 kW solar panel array.