

# 4 The School House

# 4 The School House, North Road, South Molton, Devon, EX36 3GE







Barnstaple 10.5 miles Tiverton 18 miles

An exceptional dwelling within a beautifully converted Victorian school, combining striking period architecture with stylish contemporary living

- Exceptional two-storey dwelling
- Victorian school conversion
- Impressive vaulted ceilings
- Gothic arched windows
- Superb open-plan living
- Three bedrooms
- Private garden and parking
- Walking distance to the town centre
- Freehold
- Council Tax Band D

## Guide Price £355,000

### Situation
Situated within easy walking distance of South Molton's bustling town centre, the property enjoys a convenient position close to an excellent range of everyday amenities including independent shops, supermarket, cafés, pubs, schools and a health centre. Often referred to as the 'Gateway to Exmoor', South Molton is a thriving traditional market town, hosting its very popular and award winning twice-weekly pannier market and offering excellent access to the A361 North Devon Link Road, providing convenient connections to Barnstaple, Tiverton and the M5 motorway. The spectacular landscapes of Exmoor National Park and the North Devon coastline are also within easy reach by car.

### Description
Forming part of an impressive Victorian school conversion of nine individual homes, this exceptional property is one of the finest homes within the development. Retaining many striking architectural features, including impressive Gothic windows and exposed roof timbers, the property has been thoughtfully converted to provide beautifully appointed contemporary accommodation extending to approximately 1,409 sq ft. With generous open-plan living space, attractive private gardens and allocated parking, this is a rare opportunity to acquire a home of genuine character in a highly convenient town location.

### Accommodation
The property is approached via a courtyard to its own front door which opens into an entrance hall with stairs rising to the first floor and a useful study area. The heart of the home is the superb open-plan kitchen, dining and living room, extending to over 36 feet in length and providing an exceptional space for both everyday living and entertaining. The contemporary kitchen is fitted with an excellent range of wall and base units with integrated appliances, complemented by a breakfast bar, whilst French doors from the dining area open onto the private, wrap around garden. A separate utility room and cloakroom complete the ground floor accommodation.

On the first floor, a striking galleried landing with exposed roof timbers leads to three bedrooms with impressive vaulted ceilings. The principal bedroom is particularly impressive, enjoying a magnificent Gothic arched window, fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

### Outside
The development is approached over a private driveway leading to a generous parking area, where the property benefits from two privately owned parking spaces, together with attractive communal lawned gardens. The dwelling also enjoys its own beautifully landscaped private gardens, which can be accessed either directly from the property or independently from North Street via impressive wrought iron gates and a stepped pathway. Occupying an elevated, west-facing position, the gardens are thoughtfully arranged with paved seating areas, mature shrubs and colourful planting, creating a private and tranquil setting for outdoor dining, entertaining and relaxation.

### Services and further information
All mains services connected. Central heating via radiators.
Broadband - Ultrafast available (Ofcom).
Mobile - Good coverage from all major providers (Ofcom).
Construction - Stone under slate
Management charge - There is an annual management charge which ranges between £200-£400 per annum and which is reviewed annually.

### Viewing
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

### Directions
From Stags' Office in The Square, continue in a westerly direction, keeping the Post Office on your left and continue into Barnstaple Street. Continue along this street, at the crossroads continue straight on into North Road, and the vehicular entrance to The School House will be found soon after on the right. Continue up the private driveway to the residents' parking area, where the allocated parking spaces will be found on the right.

Alternatively, private pedestrian access to the private garden is available directly from North Street through the wrought iron gates.

What3words Ref: scraper.weary.bound



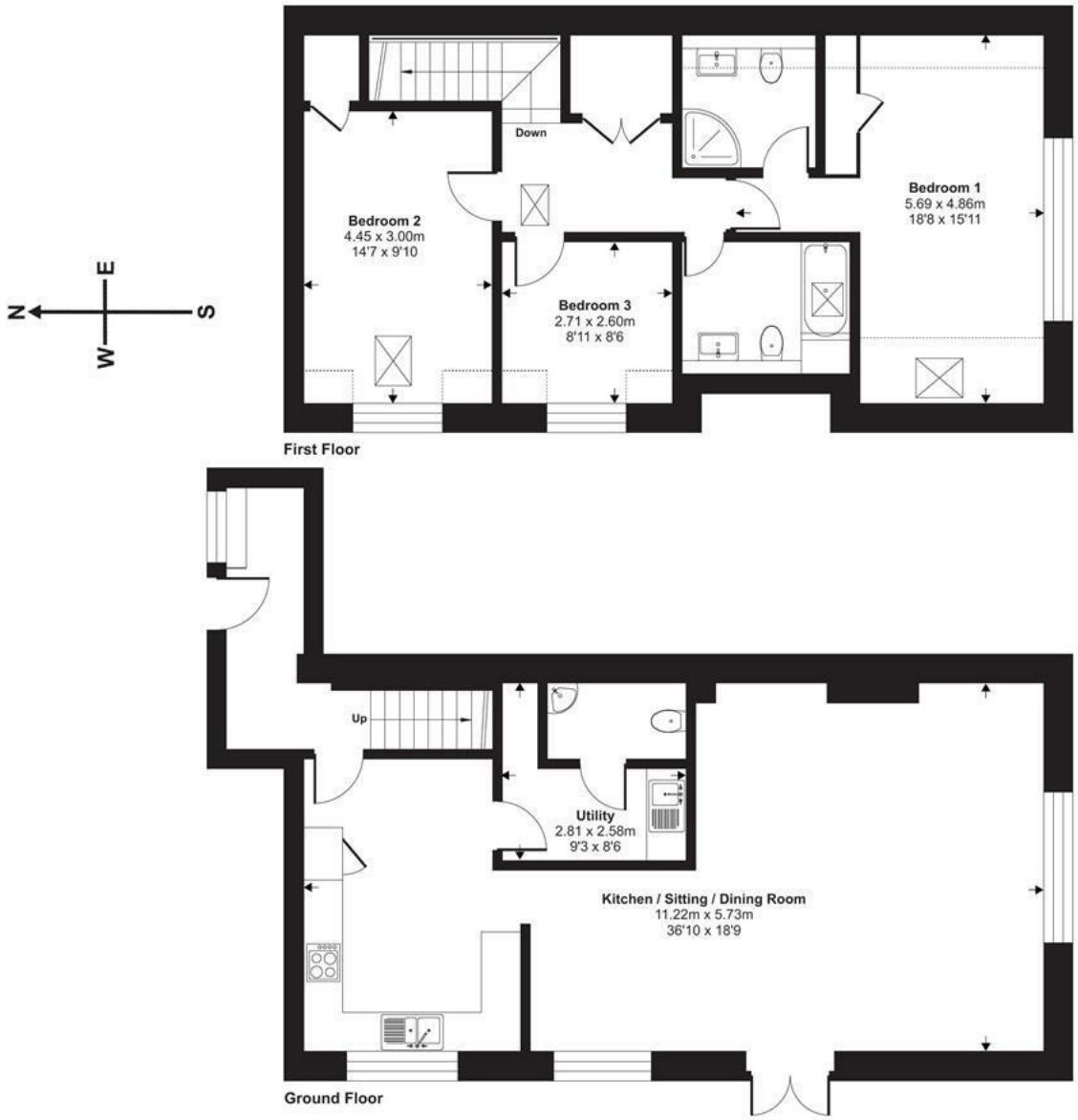








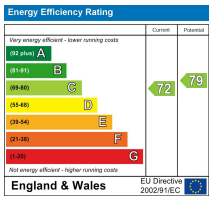
Approximate Area = 1333 sq ft / 123.8 sq m
Limited Use Area(s) = 76 sq ft / 7 sq m
Total = 1409 sq ft / 130.8 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1485101

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STAGS




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