



11 Duke Street

11 Duke Street, , South Molton, Devon, EX36 3AL



Barnstaple 11 miles Tiverton 19 miles

An imposing Grade II Listed four-bedroom town house with a walled rear garden and useful garage/workshop

- Imposing Grade II Listed detached house
- Convenient town centre location
- Four bedrooms
- Two reception rooms
- Period features throughout
- Walled rear garden
- Large garage/workshop with useful loft storage above
- No onward chain
- Freehold
- Council Tax Band D

Guide Price £375,000



Situation

11 Duke Street is situated at the heart of the much sought-after market town of South Molton. The town offers a comprehensive range of amenities including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafés and an abundance of independent and artisan shops. The town also bustles when the popular twice-weekly, award-winning Pannier Market and weekly stock markets take place.

The A361 bypasses the town and provides an excellent link to Barnstaple and the North Devon coast to the west, and the M5 (J 27) and Tiverton Parkway railway station (London Paddington 2 hours) to the east.

Description

11 Duke Street is an imposing Grade II Listed period town house, believed to date from the early 19th century, and occupies a prominent position within the town. The property retains a wealth of period character including attractive slate-hung elevations, sash windows, canted bay windows, an impressive entrance porch and a particularly appealing hall with patterned tiled floor and curved staircase.

The property is currently arranged as a registered HMO with six letting rooms, although offers considerable potential to be reconfigured and utilised as a spacious four-bedroom family home. The property also benefits from an enclosed, walled rear garden and a large garage/workshop with useful loft storage above. There is no onward chain.

Accommodation

The front door leads into the HALL with a traditional tiled floor, staircase rising to the first floor and doors leading to the principal reception rooms and to a rear PORCH with door to the gardens. To the left is the LIVING ROOM with a bay window and stone fireplace with a gas fire and a wide opening leads into a STUDY/SNUG. To the right of the hall is a DINING ROOM, again with a stone fireplace. The KITCHEN/BREAKFAST ROOM is accessed from both the hall and dining room, with the kitchen fitted with a modern range of units, space and plumbing for washing machine, electric oven with hob and hood above.

Matching wall mounted units.

On the FIRST FLOOR is a GALLERIED LANDING, a particularly attractive feature of the property, enjoying a pleasant outlook over the rear garden through an arched picture window. There are three DOUBLE BEDROOMS on this floor, together with a large SHOWER ROOM fitted with a modern suite and a cupboard housing the boiler.

On the SECOND FLOOR there is a further DOUBLE BEDROOM 4.

Outside

To the front is a small area of garden, enclosed by railings, with steps up to the front door. To the rear there is a good-sized walled garden, enjoying a pleasant easterly aspect and a good degree of privacy. The garden is laid principally to lawn, with steps down to a paved area next to the back door. A side door provides pedestrian access and there is a useful storage building opposite. At the end of the garden, a pedestrian door leads into a very useful GARAGE/WORKSHOP with a loft storage area above. The garden enjoys attractive views across the surrounding rooftops and countryside beyond.

Services and further information

All mains services currently connected. Central heating via radiators.

Construction - Part rendered and slate hung stone elevations under a slate roof.

Mobile - Generally good signal from all major providers (Ofcom).

Broadband - Ultrafast available (Ofcom).

Viewing

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

Directions

From the north side of the town square, proceed into Duke Street, No.11 will be found at the top of Duke Street on the right.

What3words Ref:
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