



Heasley House  
and Cottage









# Heasley House and Heasley Cottage

Heasley Mill, South Molton, Devon EX36 3LE

Edge of Exmoor National Park • North Molton 1.5 miles • South Molton 5 miles

A beautifully presented and imposing Georgian house with large gardens and additional cottage currently run as a luxury house holiday let and shoot lodge

- Edge of Exmoor National Park
- Very elegant and well-proportioned accommodation
- 4 reception rooms
- 8 superb en-suite double bedrooms
- Appealing 3 bed period cottage
- Large gardens and fine views
- Currently run as a successful and lucrative holiday let and shoot lodge business
- Turnover c £175,000 gross



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## Situation

Heasley House is situated in the centre of the small and very picturesque hamlet of Heasley Mill, on the very edge of Exmoor National Park. The landscape of the moor is stunning and provides renowned opportunities for riding, as well as walking, mountain biking and other recreational activities. The famous North Devon coast with its popular surfing beaches and coves is also within easy reach by car.

Heasley Mill is only a mile and a half from North Molton, a popular and thriving village with primary school, two public houses, post office/stores and sports club. Beyond North Molton there are excellent communications on to the A361 running between the regional centre of Barnstaple and Tiverton and the M5 (J 27), whilst about a mile further is the local market town of South Molton, which offers a full range of shopping, social and banking facilities as well as schooling to secondary level.

## Introduction

Heasley House was built in the early 19<sup>th</sup> Century as a Mine Captain's house, possibly on the site of a much earlier building similar to the cottages that now flank the house. The house became a quality country hotel in the 1950s and having invested heavily in the building the current owners now run the property as a winter shoot lodge and summer luxury house holiday let. Of classic and elegant Georgian proportions, the accommodation is beautifully presented to a very high standard throughout.

Adjoining Heasley House is a highly attractive period cottage that provides comfortable accommodation for the owners.

Large mature gardens rise up to the rear of the house where attractive views are enjoyed over Heasley Mill to countryside beyond.

## Heasley House

Heasley House is a highly attractive building of classic Georgian proportions and is Grade II listed as a building of special architectural or historical interest. The superbly presented and spacious accommodation is arranged over three floors as follows:

## Accommodation

Steps lead up to the front door and into an entrance lobby with a glazed door through to an impressive **Hall** with turning stairs to the first floor. The **Drawing Room** is a lovely room with a marble fireplace and mantel with a slate hearth. On the other side of the hall is the **Sitting Room** with a stripped timber floor, cast iron fireplace with slate hearth, timber surround and mantel. The sitting room has a wide opening through to the **Dining Room**, a spacious room with wide open fireplace with slate hearth and wood burning stove. Also accessed off the hall is the current **Bar/Lounge Room** with timber floor, cast iron fireplace, dado panelling, display recess, solid wood bar with drinks chiller, stainless steel sink, ground level shelved cupboard and glass shelved recess.

Off the dining room is a side entrance lobby with door to outside and door into **Laundry Room** with space for appliances, WC with pedestal wash hand basin. Also accessed from just outside the side entrance lobby is a ground floor **Double Bedroom** with a well-fitted **En-Suite Shower Room**.

From the main hall is an **Inner Hall** with the original hand water pump on the wall, storage unit with worktop over, shelved recess, under stairs cupboard and storeroom.







The Cottage



The Cottage

The **Kitchen** has exposed roof timbers and is fitted with some conventional and some commercial stainless steel worktops providing excellent preparation areas, breakfast bar, dual bowl and circular sinks.

On the **First Floor** is a wide **Landing** with an arched window with an outlook to the rear. Off the main landing are **Four Large Double Bedrooms**, each with superbly fitted **En-Suite Bathrooms**. There is a smaller, rear landing with a separate **Cloakroom**, door to the rear gardens and a staircase to the second floor.

On the **Second Floor** the landing has a useful storage room and separate **Bathroom** and **Three Further Double Bedrooms**, each with superbly fitted **En-Suite Bathrooms**.

## Outside

There is a parking area to the front of Heasley House and a further parking area to the side and rear of the adjoining cottage. Double timber gates lead into a **Courtyard** to the side of the house that in turn leads to the side entrance lobby and the ground floor bedroom. There is a useful **Store Room** with steps to the side leading up to a **Sun Terrace** with a further path to the rear gardens.

## The Gardens

The gardens lie mainly to the rear of the house and are largely laid to lawn with well-stocked flower and shrub borders and some mature trees. There is a walled vegetable garden and a further area of lawn leading down to the side of the house. From the upper levels of the garden there are highly attractive views over the house and the hamlet to pasture and woodland in the distance.

## Heasley Cottage

Heasley Cottage is a highly attractive Grade II listed period cottage, which is believed to date from the late 17<sup>th</sup> or early 18<sup>th</sup> Century of rendered stone and cob elevations under a fibre-cement slate roof. The cottage is presented in excellent decorative order and currently provides the owners' accommodation.

## Accommodation

A stable door leads into an enclosed **Porch** with windows either side and then through a part glazed door into a small **Stair Hall**. Off to the left is a **Sitting Room** with fireplace with wood-burner on a slate hearth and timber mantel over, shelved alcove and window seat. The **Dining Room** is an attractive room with a wooden floor, fireplace with wood surround and mantel, slate hearth and wood burning stove. The **Kitchen** has a slate tiled floor and is well fitted with wall and base units with corian worktops over, single sink with drainer to side, Rayburn for cooking, domestic hot water and central heating and fitted two ring hob. Space for upright fridge/freezer. The **Utility Room** has a slate tiled floor, sink set into a worktop with plumbing for washing machine below. A door leads into a separate **Cloakroom** with WC.

On the first floor the **Landing** splits giving access to **Bedroom 1**, a double room with door into an **En-Suite Shower Room** fitted with a modern suite and return door to landing. There are **Two Further Bedrooms**, one small double and one single.



## Outside

To the front of the cottage is a slate paved patio area enclosed by natural stone walling and timber fencing with an outlook across to the village green. In addition there is a further area of garden set a few yards from the cottage. This area of private garden has a wonderful outlook across the valley and provides an area of lawn, productive vegetable beds and a greenhouse.

## Outbuilding

Set adjacent to the House and Cottage is a stone outbuilding, believed to have formerly been a miners' lodging house and is also Grade II listed. The building has previously had the benefit of planning permission and listed building consent for conversion to a unit of holiday accommodation though this has now lapsed. The current owners are seeking to renew planning permission and plans of the conversion are available on request.

## The Business

Heasley House currently trades from March through to the end of August as a high quality holiday rental and as a shoot lodge from September through to the end of January.

The business is run by a husband and wife team with support from housekeeping, kitchen and maintenance staff.

Heasley Cottage is utilised as the owners' accommodation.

The business has a very healthy turnover of circa £175,000 gross and further details are available from the selling agents.

All business fixtures, fittings and furnishings, linen and supplies are included in the sale.

## Services

Mains water, electricity and private drainage to both properties. Oil fired central heating via radiators to both properties.

## Viewings

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

## Directions

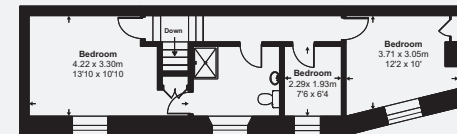
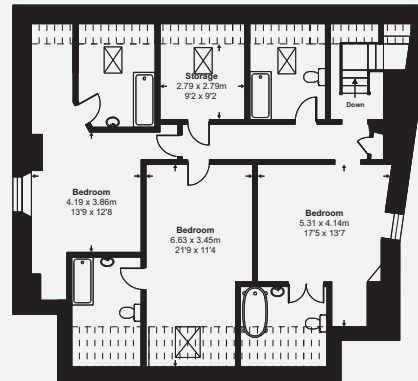
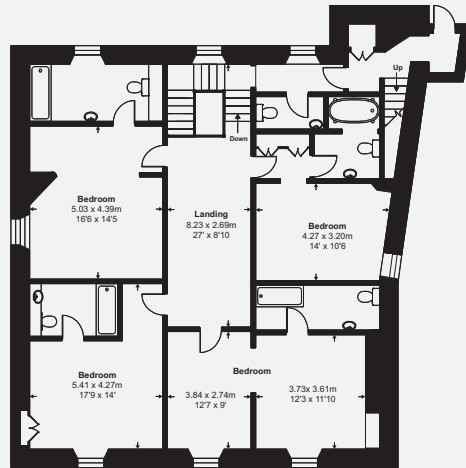
From the A361 that bypasses South Molton take the turning signposted to North Molton. On entering North Molton turn left next to the garage into Back Lane and continue to the next junction whereupon turn left signposted to Heasley Mill and Simonsbath. Proceed out of the village and continue for about one mile and turn right at Bampfylde Cross signposted to Heasley Mill. Continue down the hill into the hamlet and Heasley House and Cottage will be clearly found on the left.

These particulars are a guide only and should not be relied upon for any purpose.





**Heasley Cottage & Cottage**  
 Approx. Gross Internal Floor Area  
 585.5 Sq Metres 6302 Sq Ft (Excludes Restricted Head Height & includes cottage)



**Cottage Ground Floor**

