



Goulds Leary







# Goulds Leary

Filleigh, Barnstaple, Devon, EX32 0TJ

South Molton 5 miles Barnstaple 7 miles

A highly attractive and beautifully presented period house with mature gardens, versatile outbuilding with potential for conversion (stp), pasture and woodland

- Beautiful period house with land
- Kitchen/Breakfast Room
- Attractive Gardens and Orchard
- Pasture and Woodland
- Council Tax Band G
- Two Reception Rooms
- 4 Double Bedrooms (Master En-Suite)
- Very useful outbuilding with conversion potential (stp)
- Just Over 3 Acres in all
- Freehold

Guide Price £750,000

## Stags South Molton

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### Situation

Goulds Leary is set in a rural yet very accessible location on the north side of a shallow valley approximately midway between South Molton and Barnstaple. The A361 (North Devon Link Road) is about two thirds of a mile and provides excellent road access to both towns with South Molton being the slightly closer, traditional market town with a good range of shops and amenities including weekly stock and pannier markets and schooling to secondary level. Barnstaple is the regional centre with its excellent commercial venues and a wide range of facilities and amenities. The excellent and renowned West Buckland School is only two miles.

North Devon's renowned coastline and Exmoor National Park are both within easy reach by car.

The A361 continues past South Molton and links via Tiverton to the M5 at junction 27, where there is also a station on the Paddington line at Tiverton Parkway.

### Description

Primarily of stone and cob construction under a thatched roof, Goulds Leary is a highly attractive property centred on a spacious and well-presented Grade II listed period house which is believed to date from the early 17th Century and which has been considerably improved over the years and is presented in good decorative order. There is a range of versatile outbuildings with much potential (stp), attractive gardens and a useful holding of pasture and woodland.

### Accommodation

The front door leads into an enclosed PORCH with seats either side and a door leads into the spacious HALL with part exposed stone walling and stairs to the first floor. To the right is a SITTING ROOM with exposed beams, window seat, fireplace with carved beam over and slate hearth. To the left of the hall is a SITTING/DINING ROOM, a larger room with two window seats, beamed ceiling, inglenook fireplace with slate hearth, cloam bread oven and wood burning stove. The KITCHEN/BREAKFAST ROOM has a travertine tiled floor, 4 oven electric Aga with companion hob, range of bespoke units with integrated dish washer, polished granite work tops, dual bowl ceramic sink unit with mixer tap and plate rack over and matching wall cupboards. Door to outside. Off the main hall is a smaller rear hall with return door to the sitting room, door to outside and a CLOAKROOM off with WC and wash basin. The UTILITY ROOM has a tiled floor, ceramic sink unit with mixer tap, plumbing for washing machine, vent for dryer and a corner shower cubicle with mixer shower. Door to shelved LARDER with slate slab shelving.

On the first floor the LANDING has an airing cupboard and further large cupboard with doors to FOUR BEDROOMS and the FAMILY BATHROOM. BEDROOM ONE has a window seat and built in double wardrobe and an EN-SUITE BATHROOM fitted with a modern suite. All the remaining bedrooms have built-in double wardrobes and the FAMILY BATHROOM is fitted with a modern suite including a freestanding roll top bath.





### Outside

The property is approached from the lane through a five bar gated entrance and a tarmac driveway leads past the front of the house. The formal garden is opposite the house and is mainly laid to lawn, bordered by mature trees and very well stocked flower and shrub beds. Adjacent to the left of the house is a former stone barn that has been converted into an attractive SUMMER HOUSE with power connected.

Across from the summer house is a very useful and versatile OUTBUILDING comprising an open CAR-PORT, central BARN which is perfect as a STUDIO/GAMES ROOM with a mezzanine floor above and adjoining is a good-sized WORKSHOP. To the rear of this building is a kitchen garden with raised beds and a GREENHOUSE. There is also a productive ORCHARD to the west of the house.

To the rear of the house is a well-fenced PADDOCK with a levelled area which used to site a mobile home and which currently has a water and drainage point. To the south of the house and gardens is a further pasture PADDOCK and an area of mature WOODLAND along the southern boundary.

In total the property extends to 3.08 ACRES.

### Services and further information

Mains water and electricity. Electric heating (under floor to kitchen, bathroom and en-suite). Private drainage system (brand new mini-treatment plant installed December 25). Mobile - Coverage available from all major providers (Ofcom). Broadband - Standard and Ultrafast available (Ofcom).

### Viewing

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

### Directions

From South Molton proceed out of the town on the B3226 towards Barnstaple. After about a mile and shortly before reaching the A361 turn left signposted to Filleigh, Hill Village and Swimbridge. Continue on this road, passing through Stags Head and take the next right turn at Sawmills Cross signposted to East and West Buckland. Stay on this road for 1.4 miles, crossing a bridge over the A361, and take the left turn soon after at Old Station Cross towards Leary Cross. Stay on this lane for a further half a mile and the entrance to Goulds Leary is on the left.

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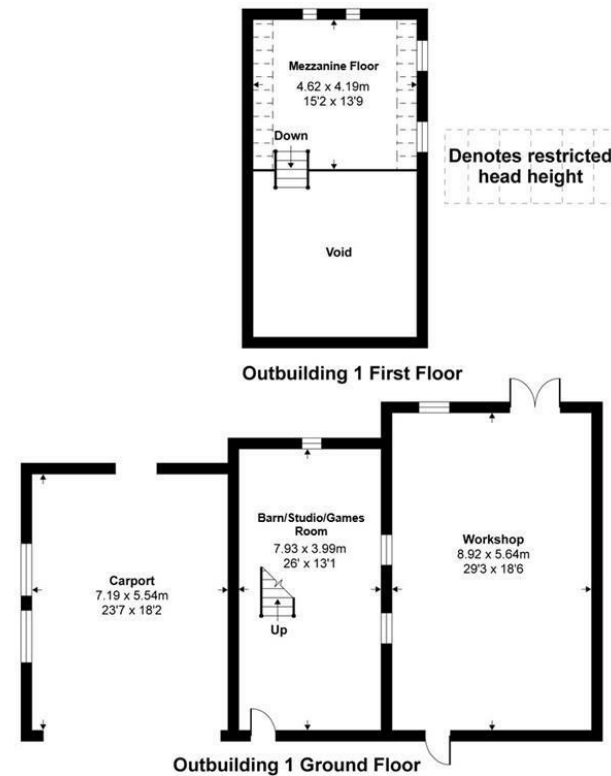
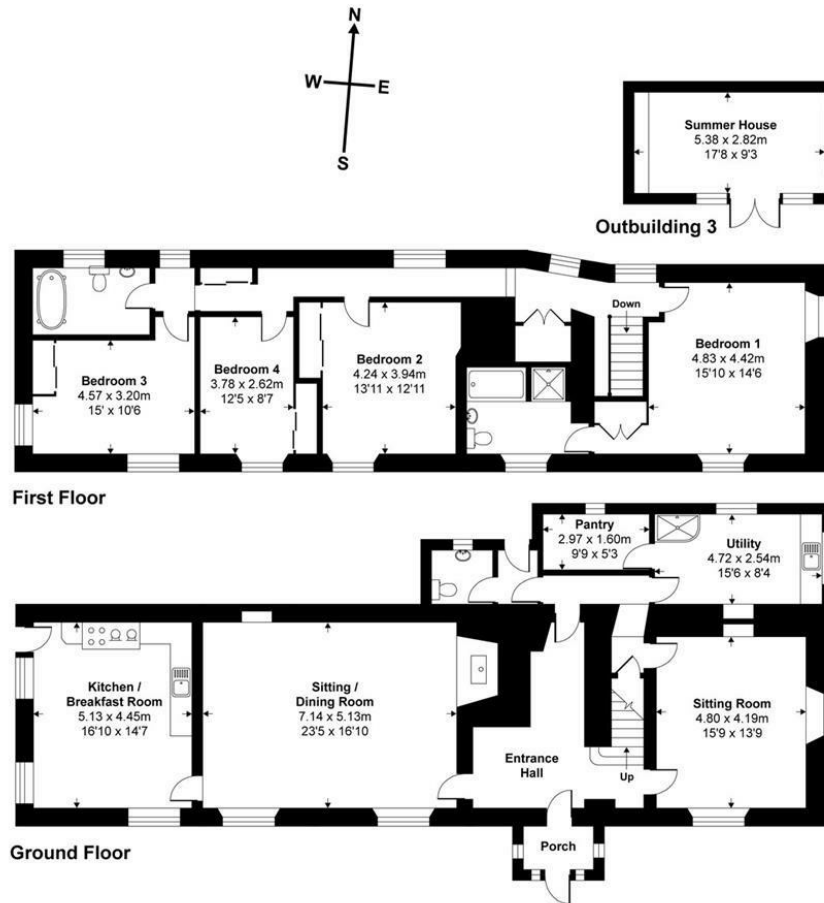
Approximate Area = 2786 sq ft / 259 sq m (excludes void & carport)

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuildings = 1683 sq ft / 156.3 sq m

Total = 4519 sq ft / 420 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Stags. REF: 710565



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