







# Garliford Bungalow, South Molton, Devon, EX36 3QX

GUIDE PRICE £850,000

**A WELL LOCATED FARMSTEAD NEAR SOUTH MOLTON SURROUNDED BY GLORIOUS ROLLING NORTH DEVON COUNTRYSIDE COMPRISING AN AGRICULTURALLY TIED 4 BED BUNGALOW WITH ANNEXE SET AT THE END OF A PRIVATE DRIVEWAY SURROUNDED BY ITS OWN 38 ACRES OF SOUTH FACING AGRICULTURAL LAND INCLUDING A POND SURROUNDED BY TREES.**

- Ag tied 4 Bed Bungalow
- Pond surrounded by trees
- 38 Acres adjacent Land
- Garage converted to living accommodation
- Lovely rural setting
- Easy access to A361
- South Facing
- South Molton 2 Miles





### **SITUATION**

The bungalow is situated just off Bish mill about 2 Miles East of South Molton in rolling North Devon Countryside with easy access to Tiverton and the M5 Motorway at Junction 27 as well as Barnstaple the Famous North Devon Beaches and Exmoor National Park is within easy driving distance.

### **INTRODUCTION**

The farm has been owned for many years by the same family and is for sale due to retirement from active farming of the current owner. One of the best attributes of the property is its accessibility to the A361 as well as its location in terms of there being no close neighbours with the property being set along a private shared driveway in a secluded location. The land immediately surrounds the property and is currently growing a crop of corn whilst there is a very pretty pond at the far end of the holding surrounded by trees.

### **THE BUNGALOW**

The ag tied bungalow is made up of 4 bedrooms or 3 bedrooms with a 1 bed roomed annexe of traditional block rendered construction South facing with a good sized lounge and Kitchen. Outside is front Garden adjoining the entrance drive with cattle grid which runs down to the shared entrance drive. There is also a greenhouse to the front of the property.

### **THE FARM LAND**

The land extends in total to just over 38 Acres and is South facing currently down to Arable production and has a further lane access which serves the far Eastern end of the land where the attractive pond can be found.

### **SERVICES**

Mains Water , Mains Electric and Private drainage.

### **TENURE**

The property is freehold and will be offered for sale with vacant possession.

### **PLANNING**

The bungalow was constructed subject to an Agricultural tie from North Devon Council and the Land registry number is DN

### **LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>

### **MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.





#### **FIXTURES AND FITTINGS**

All fixtures and fittings, unless specifically referred to within these particulars are expressly excluded from the sale.

#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **DIRECTIONS**

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#### **WARNING**

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

#### **IMPORTANT NOTICE**

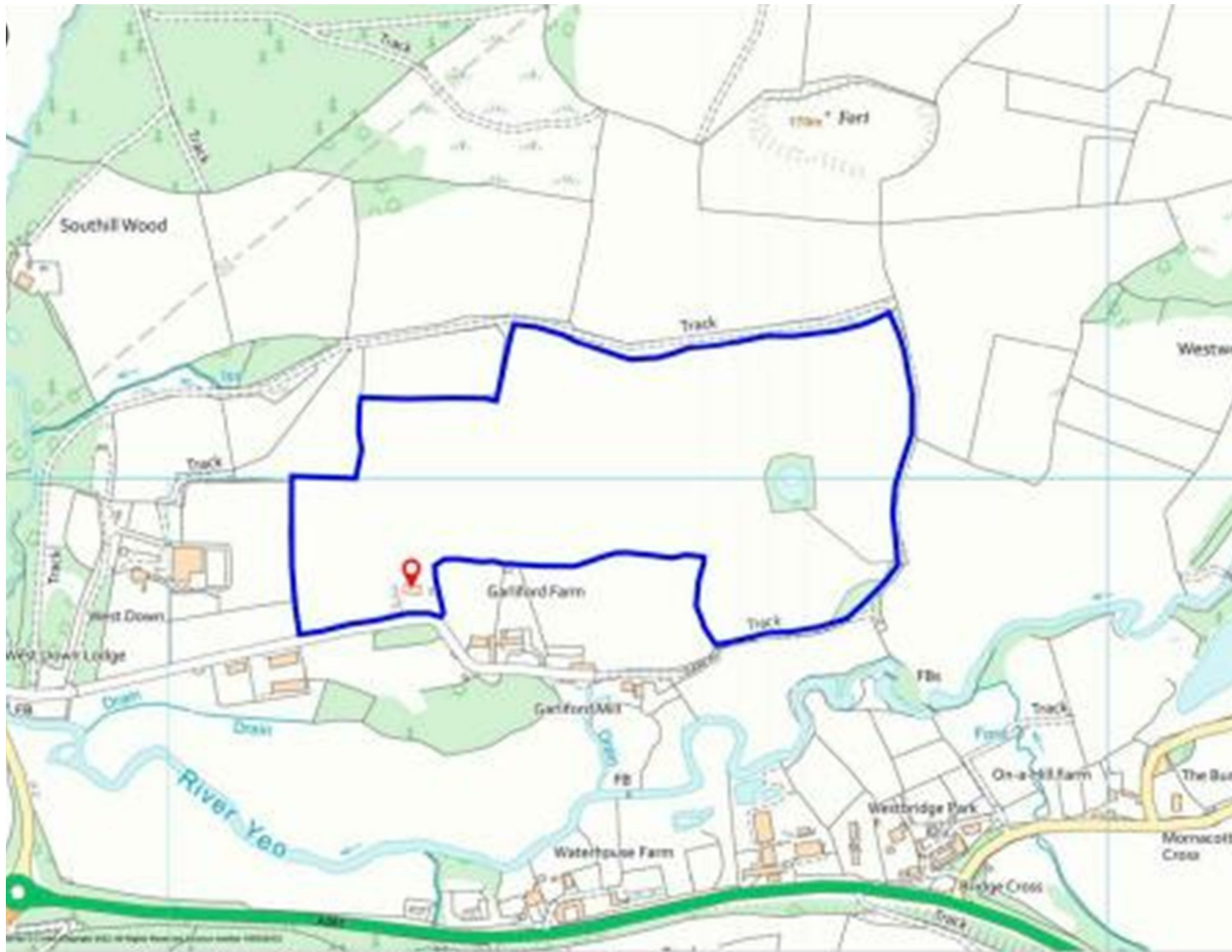
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map  
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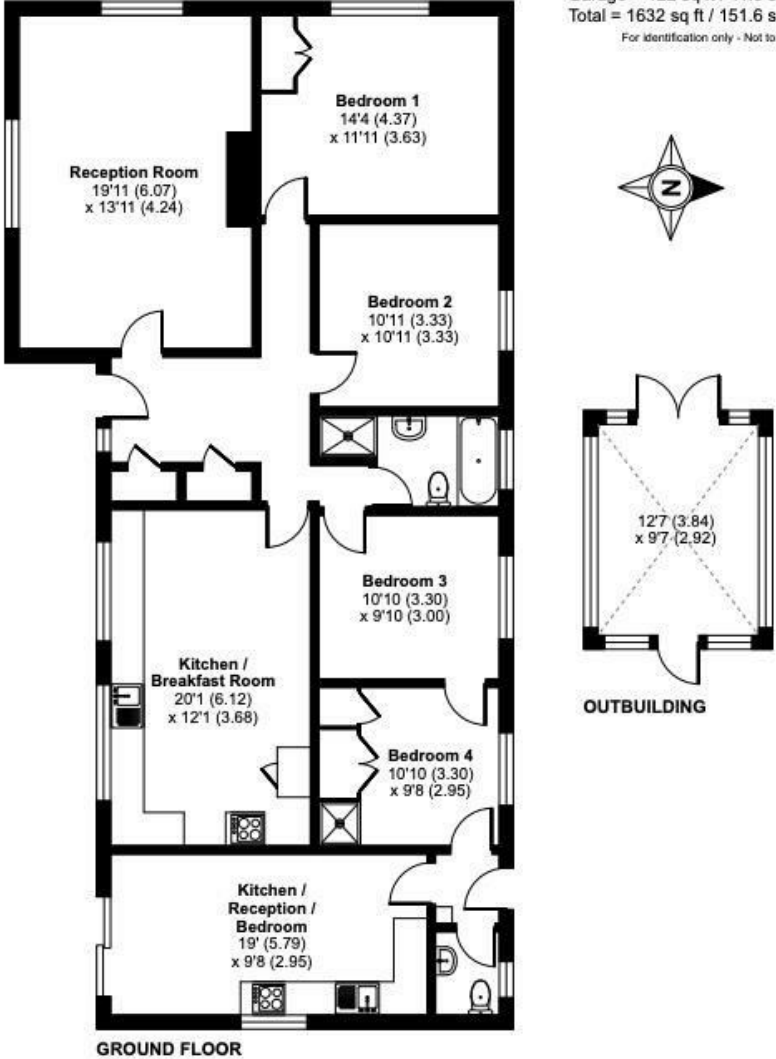


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 13      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |

# Bishops Nympton, South Molton, EX36

Approximate Area = 1510 sq ft / 140.3 sq m  
Garage = 122 sq ft / 11.3 sq m  
Total = 1632 sq ft / 151.6 sq m  
For identification only - Not to scale



GROUND FLOOR  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nancekivellandco 2024. Produced for Nancekivell & Co. REF: 1164956

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.

