



Honeycomb House , 7 Old Workhouse Drive, South Molton, Devon EX36 3FW

A bespoke and exceptionally spacious property offering superior family accommodation.

A Very Short Walk to daily amenities, Barnstaple - 10 miles, Tiverton - 18 miles

- 4 Double Bedrooms
- 25ft Living Room
- Secure Garden, Double Carport
- Gas-fired central heating
- Available 1 February
- Pets considered by negotiation
- 12+ months
- Deposit £1730
- Council Tax Band 'E'
- Tenant Fees Apply

£1,500 Per Calendar Month

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## DESCRIPTION

Honeycomb House is one of a clutch of just 15 bespoke homes in this exclusive development, dating from the turn of Victorian era it once formed part of 'new South Molton Union workhouse' but was latterly known as the home of 'Quince Honey Farm' (1978-2019). Of stone construction beneath a slate roof, the house was completed in 2021 having been painstakingly remodelled and renovated to an exacting standard, it now effortlessly combines the traditional with the contemporary. This beautiful family home offers well-considered and highly prized family accommodation including; large kitchen/living space, 25ft living room, both rooms with double doors to the dining terrace, 4 double bedrooms and 3 bath/shower rooms. The house is complemented by a low maintenance, practical garden and double carport.

## THE ACCOMMODATION COMPRIMES

The front door opens into the spacious:

### GROUND FLOOR

KITCHEN / DINING / BREAKFAST ROOM, a much sought-after contemporary living space and is appointed with a comprehensive range of stylish grey units, contrasting worktop and matching wall units, a large, central island/breakfast bar with seating for 3, fitted appliances include; 5-ring induction hob/ceramic splash back/extractor hood over, twin high-level fan-ovens, fridge/freezer, 1½ sink/drainer, dishwasher, wine cooler, space for large dining table, space for further white goods and double doors opening to the dining terrace. The impressive 25'5" LIVING ROOM enjoys a westerly aspect with double doors opening to the rear terrace, the generous proportions offer plentiful space for seating and dining. The UTILITY ROOM is fitted with a range of light units, worktop over and matching wall units, stainless steel sink/drainer, space for washing machine and WC. A central hallway allows access to all downstairs accommodation, staircase to first floor and large understairs storage cupboard.

### FIRST FLOOR

With large central landing, further staircase to second floor, 3 bedrooms and 2 bath/shower rooms. BEDROOM 2 is a large double room, enjoying a double aspect with fitted wardrobe/storage. BEDROOM 3 is also a large double, with fitted storage and westerly aspect. Bedroom 4 is a double room with a westerly aspect. The FAMILY BATHROOM is lavishly furnished with large, deep oval bath, large basin with vanity unit beneath, double shower and WC. The SHOWER ROOM is furnished with a double shower, basin with vanity unit beneath and WC.

### SECOND FLOOR

Landing opening to the MASTER BEDROOM, lavishly appointed in a 'boutique' style, with double aspect and fine, far-reaching views across the town to the rolling countryside beyond. This impressive room (278ft<sup>2</sup>), will effortlessly accommodate a super-king bed and has a screened dressing area with open his/hers wardrobes and shelving. The ENSUITE SHOWER ROOM comprises; double shower, basin with vanity unit beneath. WC and contemporary grey tiling.

### OUTSIDE

The garden is at the back of the property and enjoys a much sought-after 'southerly aspect'. The garden is predominantly laid to artificial grass, with ease of maintenance in mind. The dining terrace is accessed from the kitchen and living room, offers privacy and is the perfect space for entertaining when the weather allows. There is a garden shed and double gates give allow alternate/independent access to the garden. At the front of the house is double carport.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating: Underfloor heating on the ground floor.

Radiators on all other floors.

Ofcom predicted broadband services - Superfast: Download 70 Mbps, Upload 15 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band E

### SITUATION

Honeycombe House stands proudly in this exclusive development, set towards the North-Western edge of the market town of South Molton. Situated at the heart of North Devon, South Molton is known as the 'Gateway to Exmoor'. To the unfamiliar, North Devon is an exceptionally unspoilt part of the county and widely known for its stunning scenery and natural 'Picture Postcard' beauty. The region is not only renowned for its outstanding and award-winning beaches with their vast expanses of golden sands but also for its plethora of enchanting and quaint villages, lush, rolling countryside and the rugged, uncompromising beauty of Exmoor National Park and its dramatic coastline.

The market town of South Molton offers a comprehensive range of amenities,

including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town bustles when the 'national award winning', popular twice weekly pannier and weekly stock markets take place. The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

### DIRECTIONS

From South Molton Town Square, proceed in a westerly direction, following the signs to Barnstaple, into 'Barnstaple Street' and then 'North Road' for approx. 0.2 miles, passing the crossroad signed West St/North St. passing the first unsigned road on the left and turn left at the second unsigned road on the left, follow this road as it bears to the left, then to the right and through an archway immediately on your right and park in the carport. Honeycomb house will be found in the bottom right of the landscaped courtyard.  
what3words://polar.soda.manuel

### RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

<https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ImplementationRoadmap.pdf>

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 1 February. RENT: £1,500.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,525. DEPOSIT: £1,651.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £45,000.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £346.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



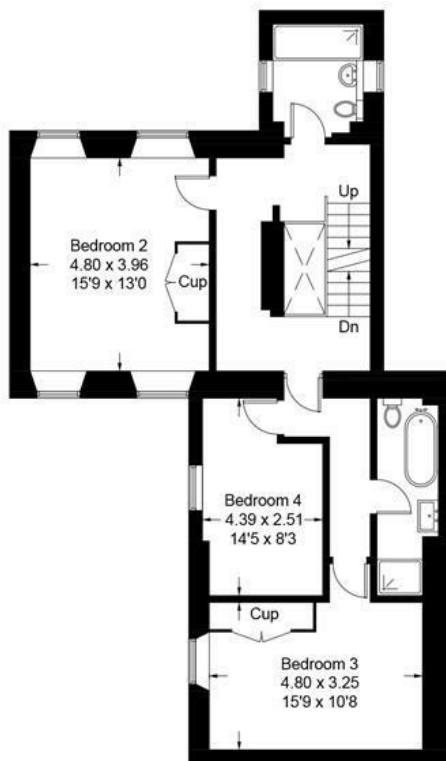
Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217373)

**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current Potential
(81-91) B	79
(69-80) C	84
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	