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## Ash Mill, South Molton, EX36 4QW

An exceptional newly built three-bedroom bungalow, finished to a high standard and set within generous grounds that enjoy beautiful rural surroundings. The substantial plot offers ample space for outdoor living, with potential to build a garage (subject to any necessary permissions) and even scope for a paddock.

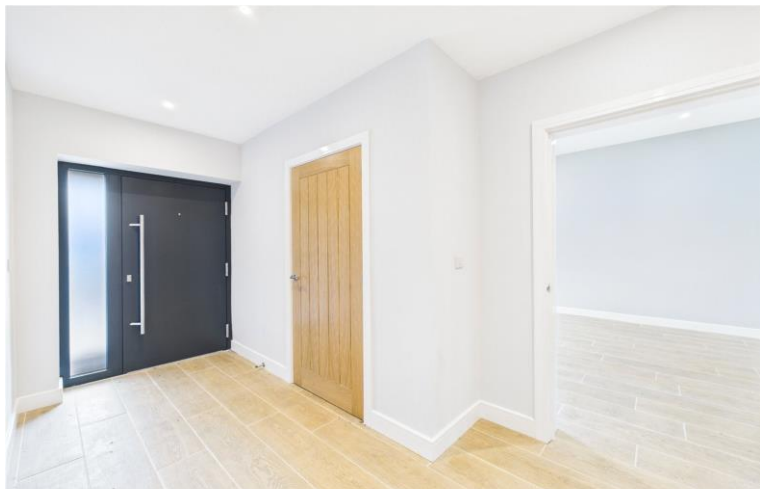
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### DESCRIPTION:

Welcome to this beautifully presented ground floor bungalow, offering a perfect blend of contemporary design and everyday practicality. Ideal for families, professionals, downsizers, or investors, this spacious three-bedroom home is thoughtfully laid out to provide both comfort and functionality in a single-level living environment.

Step inside to discover a bright and expansive open-plan kitchen and living area, ideal for modern lifestyles. This versatile space is perfect for relaxing, entertaining, or enjoying family time, with large windows and double doors that fill the room with natural light and offer seamless access to the garden or outdoor seating area. The stylish kitchen features sleek cabinetry and integrated appliances, making cooking and hosting a pleasure.

The bungalow offers three generously sized bedrooms, each adaptable to a variety of needs—whether used as sleeping quarters, a home office, or guest accommodation. The main bedroom provides a peaceful retreat with direct access to the outdoors, while the additional rooms are ideal for children, guests, or flexible living arrangements.

Two contemporary bathrooms—a family bathroom and a separate shower room—provide convenience and comfort, ensuring the home functions effortlessly for everyday life. A welcoming entrance hall connects all rooms and includes useful storage solutions, enhancing the sense of space and organization throughout.

With easy ground-level access and no stairs, this bungalow is perfectly suited for buyers seeking low-maintenance, single-storey living without compromising on style or space. Whether you're looking for your forever home, a downsizing option, or a smart investment, this property offers modern comfort, thoughtful design, and a warm, inviting atmosphere.

### OUTSIDE:

With gently rolling lawns and a well-defined boundary, the paddock is perfectly suited for grazing or hobby farming. A newly laid driveway leads directly to the adjacent bungalow, ensuring excellent access while preserving the peaceful, rural atmosphere. The natural beauty of the surrounding landscape provides a truly idyllic backdrop, offering peace, seclusion, and stunning views in every direction.

This unique outdoor space is a standout feature of the property—ideal for families, pet owners, or those with countryside aspirations. Whether you're looking to create a private retreat, keep horses, or enjoy the freedom of open land, this paddock delivers versatility and charm in equal measure.

NB: Should you require additional land beyond what is included with the property, the owners are open to discussions regarding the surrounding land. Any such arrangement would be subject to separate negotiation.

No Onward Chain.

Council Tax: Band D - North Devon

Services: Mains water and electricity. Air source heat pump. Private drainage installed in 2023.

Broadband: Ultrafast Full Fibre Broadband Available Within This Postcode, Fibre to the premises

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:- Using the what3words app, search:-  
chairing.display.cycled



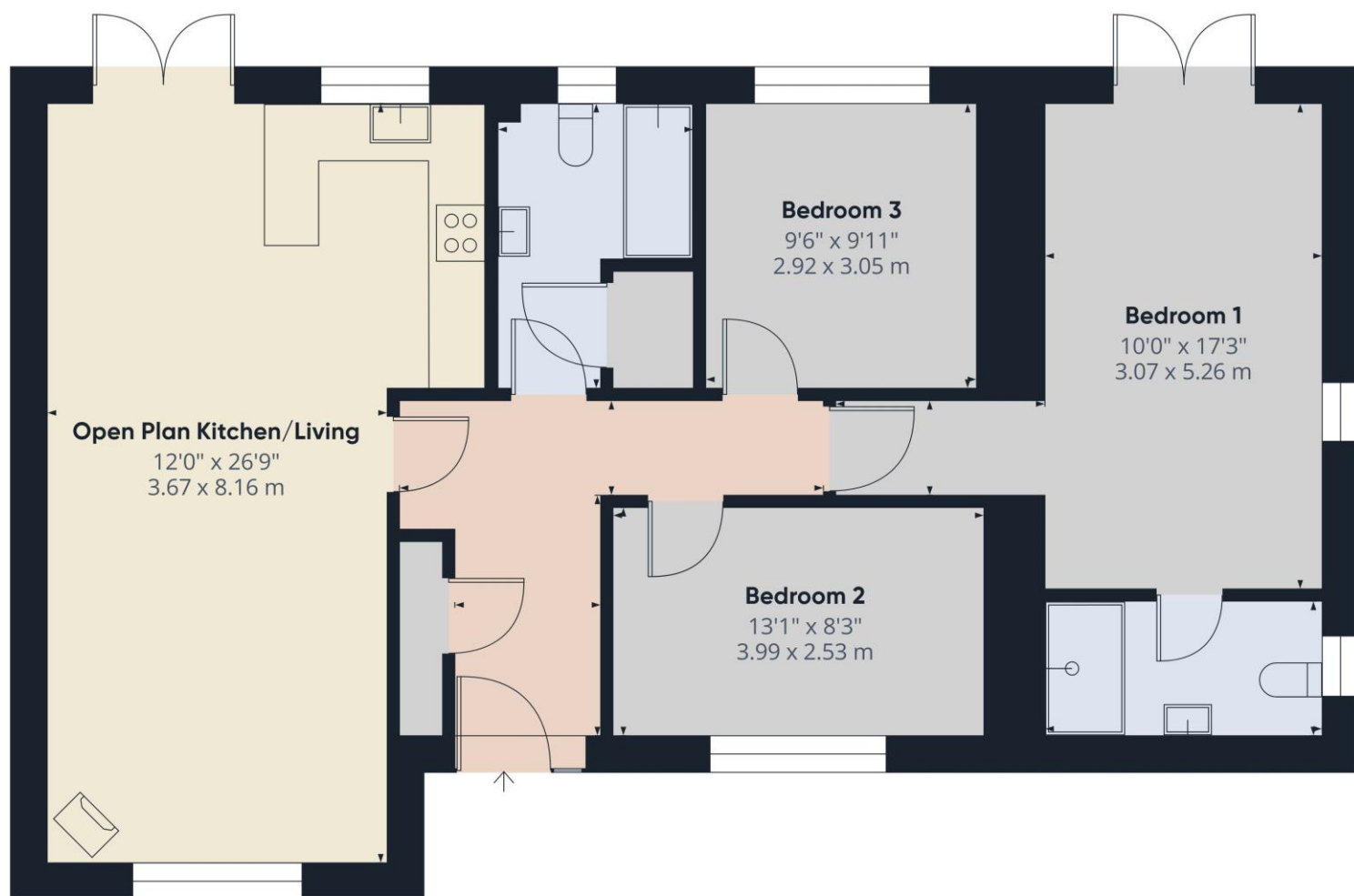
### AT A GLANCE:

Brand new bungalow  
Open plan living  
Modern kitchen with built in appliances  
Sitting room with woodburner  
Master bedroom with ensuite  
Two further double bedrooms  
Modern bathroom with shower over the bath  
Plenty of off-road parking  
Rural location

### PROPERTY INFORMATION:

Freehold  
Council tax Band: D  
Mains electric, gas, water and drainage.





NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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