



SOUTH TAWTON

O.I.E.O. £550,000

Historic Mill Cottage in Approx. 4.7 Acres

 3 Bedrooms

 1 Bathroom

 1/2 Reception Rooms

 EPC Rating: E (40)


MILLER
TOWN & COUNTRY



- » Unlisted 3 Bedroom Mill Cottage
- » Mill Wheel and Workings Intact
- » Packed with Character Features
- » Modern & Spacious Kitchen / Diner
- » Exquisite Mature Gardens
- » Paddock, Orchard & Barn
- » Private Parking & Garage

The Property

This former corn mill is now an attractive and comfortable 3 bedroom cottage with extensive grounds of around 4.7 acres incorporating gently sloping pasture, orchard, timber-framed barn, gorgeous gardens, parking and garage.



With the open plan lounge and dining room and the modern kitchen, the ground floor is the perfect place to entertain guests, all with the ambience of the historic mill workings. Upstairs are three comfortable and character-filled bedrooms, and the lower ground offers extensive additional space for storage or additional accommodation, subject to the necessary consents.



Location

The property is located on the edge of the picturesque village of South Tawton, and the villages of South Zeal and amenity-rich Sticklepath are just beyond. The town of Okehampton is just over 5 miles away and offers a range of shops and services, including 3 supermarkets and rail connectivity to Exeter and then on to London Paddington.

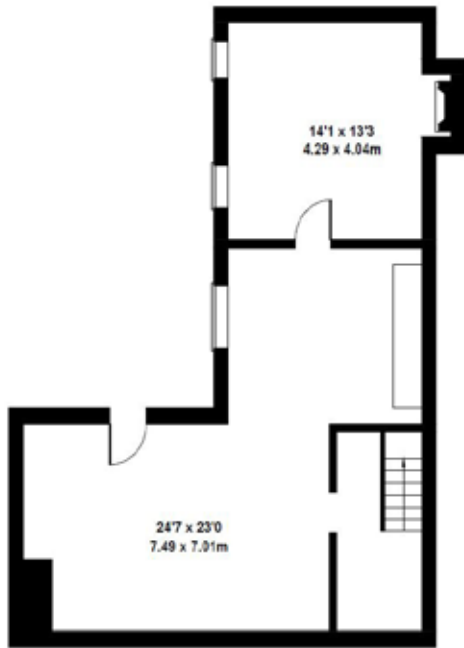
Accommodation

Upon entering the property, one immediately feels the sense of history with the internal mill workings and characterful beams being a real show piece. There is a spacious triple aspect lounge with a wood burner that provides a warm and inviting place to relax, and connected to the lounge is the open plan dining area with the mill workings adjacent. Beyond the dining room is the modern cottage kitchen with extensive cupboards and wood block worktops and space for breakfast table or kitchen island.

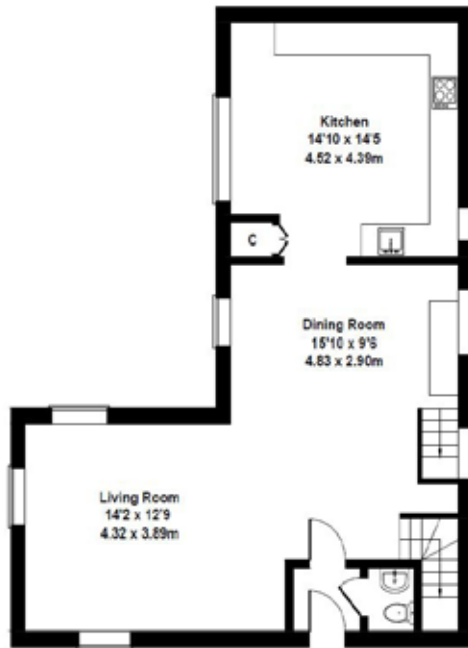
Upstairs are well 3 proportioned bedrooms with vaulted ceilings and character features, and a large family bathroom with bath and separate shower cubicle. In addition, the lower ground floor provides extensive storage space and has the potential to convert to additional accommodation, subject to the necessary consents.



Approximate Gross Internal Area
2241 sq ft • 208 sq m

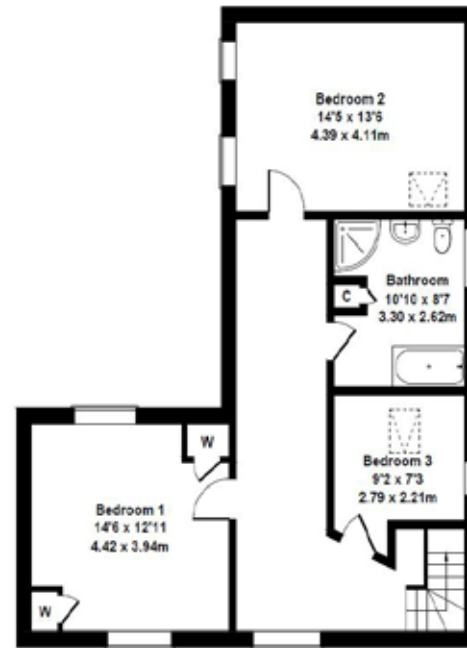


LOWER GROUND FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



FIRST FLOOR

Accommodation

Lower Ground

Lower Ground Room 24'7" x 23'0"

Lower Ground Room 2 14'1" x 13'3"

Ground Floor

Living Room 14'2" x 12'9"

Dining 15'10" x 9'6"

Kitchen 14'10" x 14'5"

WC

First Floor

Bedroom 1 14'6" x 12'11"

Bedroom 2 14'5" x 13'6"

Bedroom 3 9'2" x 7'3"

Bathroom 10'10" x 8'7"

Outside

Formal gardens

Summer house

Potting shed

Woodland with leat running through

Field

Orchard

3-Bay timber barn

Services:

Mains electricity and water. Private drainage

Oil-fired central heating.

Council Tax Band: D

Tenure: Freehold





Outside

The grounds of this lovely property are equally as impressive as the cottage itself, with stunning formal gardens just across the lane, with lawns, well stocked flower and shrub beds, vegetable patch, mature shrub and tree borders and a summer house and potting shed.

Adjoining the gardens are an attractive woodland with the mill leat running through, and beyond the woodland is a gently sloping field (of approx 3.5 acres) and an orchard, neither of which have had any chemical treatment employed for at least 20 years, plus a modern 3 bay timber barn of approximately 45 ft x 20 ft.

To the rear of the cottage is a further garden which contains the mill wheel that we understand is functional.





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VIEWING:

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