

The Old Mill

Mill Road, Fremington, Nr Barnstaple, Devon, EX31 3BD



for sale



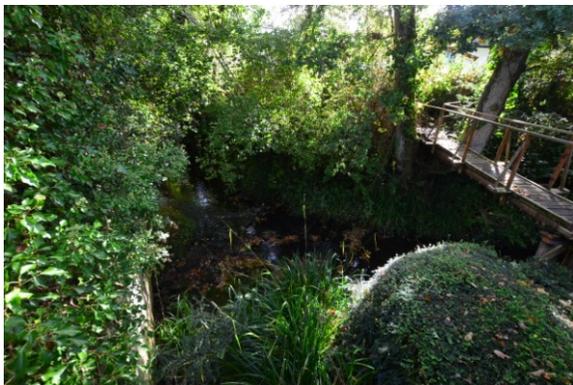
Property Marketing Consultants
Sales & Acquisitions

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Approximate Distances

- Instow Beach – 3 miles
- Barnstaple – 3.5 miles
- Bideford – 6.5 miles
- Croyde Bay – 12 miles
- M5 Motorway – 39 miles
- Tiverton Parkway Station – 40 miles
- Exeter – 44 miles
- Exeter Airport – 49 miles

An opportunity to own a piece of history with this charming converted mill

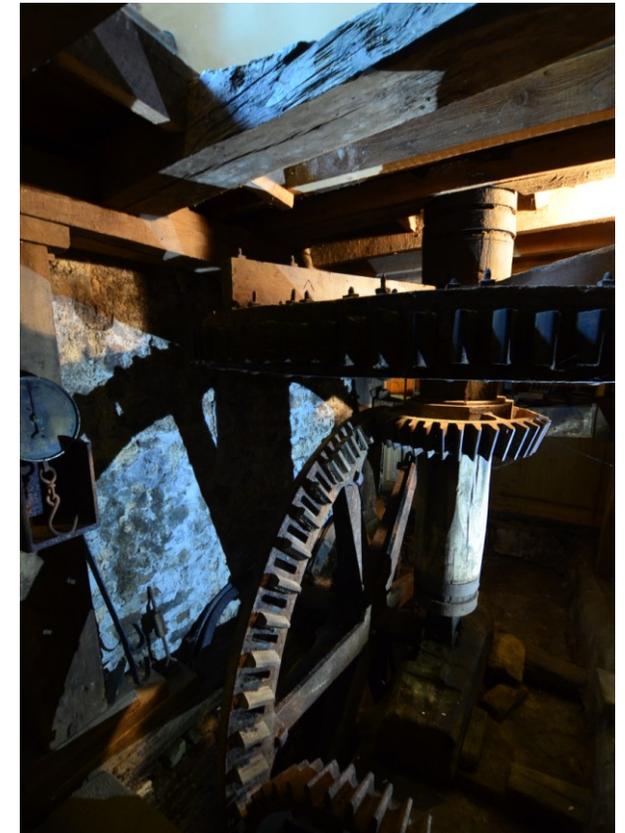
A sympathetically converted and renovated Grade II Listed mill offering spacious character accommodation arranged over 2 floors with a very adaptable layout and potential for dual family occupation or B & B use.

This delightful property will not disappoint on inspection and is strongly recommended to those who would like to own something a little bit different.

**Entrance Hall • Impressive Living Room with Dining Area
• Gallery • Kitchen/Breakfast/Family Room • Snug Sitting Room • 4 to 6 Bedrooms • Master Bedroom Suite with Dressing Room and Bathroom • His and Hers Study's
• Family Bathroom • Shower Room • Utility Room
• Garden Room • Games Room • Double Garage
• 'Anglian' Garden Room and replacement double glazed hardwood windows and doors**

Outside the property is approached over a gravel driveway with ample parking which extends to the old leat gardens and five bar gate leads to enclosed lawn which in turn leads to a private sunny courtyard

The property enjoys a surprisingly good degree of privacy considering its central village location and is ideally suited for easy access to all local amenities, bus service, dog walks and cycling along the Tarka Trail.



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THE PROPERTY

The Old Mill, is a charming character home ideal for extended family living. Originally converted in the 1990's as two dwellings, then re configured by the previous owners to create a single dwelling. The current owners have dramatically enhanced the accommodation with the replacement of the Garden Room, all windows and main doors with treated hardwood double glazing, along with replacement gutters, down pipes and bargeboards all installed by 'Anglian' in 2017. This spacious adaptable family home is considered suitable for those with a dependent relative. The accommodation is a reverse level arrangement over two floors with a third floor gallery over the dining room. Currently the accommodation is arranged as 3 bedrooms, bathroom family room, conservatory, games room and utility/kitchen on the ground floor with impressive living room with vaulted ceiling, seating and dining areas,

kitchen breakfast room with seating area, master suite with bedroom having full bathroom with shower, and dressing room with his and hers built in wardrobes, his study/bedroom 5, her study/bedroom 6 and family shower room. The property has many period features throughout including much exposed stone and brickwork, many exposed timbers to walls and ceilings, a large number of the radiators are in a period style as is the family bathroom. A number of the window reveals are deep and have slate sills. The garage and garden room are more recent additions which enhance the property and front on to a very private south facing courtyard. The games room was originally designated for garaging and now provides a very useful family room. The property is mains gas central heated with under floor heating in the kitchen and double glazed with heritage windows (unusual for a listed building).



THE VILLAGE

Fremington, is a very popular North Devon village which benefits from a good selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, village shop and post office, hairdressers, doctors surgery, dentists, nursing home, village hall and sports field and a very regular bus service connecting with Bideford and Barnstaple. The Mill is located in the oldest part of the village not far from the centre. The nearby Fremington Quay is a popular rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail a popular footpath and cycle trail extending around the Estuary.

SITUATION

Fremington, is conveniently located near to the Taw Torridge Estuary and is almost equidistant between the port and market town of Bideford and North Devon's regional centre of Barnstaple. Both towns offer a good selection of shops and amenities. Barnstaple, connects with the M5 motorway via the A361 North Devon Link Road and is approximately a one hour drive away as is Tiverton Parkway mainline railway station (connecting London Paddington). The regional airport is at Exeter, a little further afield is Bristol airport. Sporting and recreational facilities are readily available in the area and the beaches of North Devon are very popular and easily accessible. Instow offers a beach and yacht club. Golf courses at Saunton, Westward Ho! and Barnstaple.







The accommodation is arranged as follows and briefly comprises

(All measurements are approximate)

Front Entrance Door leading to **Entrance Hall**: with radiator, cloaks cupboard with consumer unit, 2 x wall lights, 2 x high level skylight windows, latch doors off, balustrade to lower staircase

Living Room: 24'9" x 18'7" (7.54m x 5.66m) maximum a triple aspect 'L' shaped room arranged as

Sitting Room: 18'7" x 15'8" (5.66m x 4.77m) with vaulted ceiling and exposed roof timbers, high level lighting, picture window with French doors & balustrade, built in drinks cupboard with display shelves over, slate hearth with 'Barbas' eco wood burner style gas fire

Dining Room: 10'10" x 9'10" (3.30m x 3.00m) with beamed ceiling and door off with stairs leading to

Gallery: 19'7" (5.97m) above with restricted head height, having a glass balustrade overlooking the sitting room below, exposed roof timbers, a bookcase conceals a hidden door leading to a useful and easily accessible

Loft Room: 18'3" (5.56m) again with restricted head height and exposed roof timbers





Kitchen/Breakfast/Family Room: 27'3" x 10'8" (8.30m x 3.25m) being corner aspect and enjoying an outlook over the gardens and the stream. A delightful family space with under floor heating in the fitted kitchen area. A peninsular unit separates the living area from the kitchen space which is equipped with range of base cupboards with drawers, eye level plate racks with spice drawers, eye level cupboards, window seat with locker cupboard below, built in pantry and fridge freezer to one wall, built in dishwasher, 'Belling Evolution'



multi oven stove with canopy over, ceiling down lights, wood block worktops with tiled splash back and inset enamel sink and drainer unit. In the dining area is a useful tall cupboard and radiator, outlook to the stream and gardens

Cloakroom/Shower Room: with white suite comprising, close coupled WC, wall mounted wash basin and corner shower, skylight and ceiling down lights, radiator, wood panelling concealing 'Worcester' gas fired combination boiler



Inner Hall: with feature stone archway with timber lintel, further exposed timbers, large useful storage cupboard, radiator and latch doors off

His Study/Bedroom 6: 8'9" x 8'1" (2.66m x 2.46m) with outlook to the stream over the water wheel, exposed timbers, radiator and lazed viewing panel in the floor to the wheel mechanism below

Her Study/Bedroom 5: 10'1" x 9'2" (3.07m x 2.79m) with exposed timbers and radiator





Master Bedroom Suite:

Bedroom 1: 12'6" x 11'9" (3.81m x 3.58m) with exposed roof timbers, radiator, skylight and latch doors off to a

Dressing Room: 9'4" 6'4" (2.84m x 1.93m) fully fitted with his and hers flush built in wardrobes with shelving and hanging space, built in dressing table and exposed timbers.

En Suite Bathroom: 12'2" x 5'9" (3.71m x 1.67m) with white suite comprising inset oval bath with mixer shower taps and tiled splash back, close coupled WC, double cupboard with wash basin above with mono bloc taps, tiled splash back, radiator towel rail, multi jet corner shower with screen door, exposed timbers and grinding stone feature inset in the floor

Staircase down from the main hall to

Lower Hallway: 21'2" x 6'4" (6.45m x 1.93m) max with understairs cupboard, radiator and latch doors off

Snug / Sitting Room: 20'1" x 10'5" (6.12m x 3.17m) plus recess 7'8" x 3'9" (2.34m x 1.14m) with feature fireplace, ceiling down lights, feature stone wall, 2 x radiators, exposed timbers, viewing panels and glazed door to

Mill Wheel Gearing viewing area: 16'2" x 7'9" (4.93m x 2.36m) featuring the illuminated cogs and gearing for the water wheel

Bedroom 2: 19'5" 8'7" (5.92m x 2.62m) door from Snug Sitting Room, feature stone wall with shared light window, exposed timbers, radiator, ceiling down lights and window to front

Bedroom 3: 13'0" x 10'6" (3.96m x 3.20m) with radiator and outlook over courtyard

Guest Bedroom 4: 10'7 x 9'5" (3.22m x 2.87m) with radiator, outlook over courtyard and door to





Dressing Room: 7'6" x 5'6" (2.28m x 1.67m) with pedestal wash basin, radiator, ceiling down lights and outlook over deck to the stream

Family Bathroom: 8'4" x 7'3" (2.54m x 2.21m) fitted in a period style with white suite comprising raised multi jet panel bath with shower over, tiled splash back and side screen, close coupled WC, pedestal wash basin, tongue and groove panelling, ladder style towel radiator and recess with built in cupboard and shelving above

Utility: 11'9" x 7'0" (3.58m x 2.13m) fitted with modern units comprising base cupboards and nest of drawers, matching eye level cupboards, worktops with stainless steel sink and drainer and tiled splash back, gas cooker point plumbing for washing machine and ceiling down lights (potential for use as a second kitchen).

Games Room: 17'3" x 15'8" (5.26m x 4.77m) with display ledges, radiator, glazed double doors off to outside, media recess ledge with cupboards surrounding, gas meter and electric consumer unit

Rear Hall: 7'7" x 4'7" (2.31m x 1.40m) with stable door off to passageway and small pane glazed door to

Garden Room: 18'10" x 8'2" (5.74m x 2.49m) recently re built by Anglian, having outlook and French doors to attractive enclosed south facing courtyard



Outside:

The Mill is privately tucked away behind tall wooden entrance gates. A gravelled driveway provides ample parking and turning space for a number of vehicles including the likes of a motor home/caravan or boat etc.

Double Garage: 17'1" x 15'5" (5.21m x 4.70m) with up and over door, loft storage space, side door to passageway, power and light

The front of the property is well screened from the lane by a Devon bank with a hedge on top. A low stone wall edges the driveway to the west with hedged bank above with a number of shrubs which extends around to the side of the property with a very private area of garden with pathways, drying area and useful shed, the adjacent stone wall forms part of the route of the original mill leat. A five bar gate with adjoining post and rail fence, backed by hedging leads to a good size well screened level area of garden which enjoys a sunny aspect and is laid to lawn with hedge boundaries and specimen trees. The summer house is located to take full advantage of its sunny position. A side gate leads into a very private and secluded South facing walled courtyard laid to chippings with lean to log store and gate off to a south facing timber deck viewing platform with outlook over a small area of garden, the stream and water wheel. The water wheel does not turn due to the silt at the base however it appears more or less complete.



Services: Mains electricity, gas, water and shared septic tank drainage with the neighbouring Mill House

Local Authority: North Devon District Council

Council Tax: Band 'D'

PRICE GUIDE
£625,000
Freehold





The Grade II Listing.

FREMINGTON MILL ROAD, Fremington SS 53 SW 2/42
Fremington Mill Building 6.7.76 Grade II

Mill building. Mid C19, extended in late C19. Stone rubble with brick dressings. Pantiled roof to range to left, Adjoining gable ended ranges, that to left added in late C19 to the original range containing the mill machinery. 2 storeys to each range. Right-hand range front gable end has stone steps to plank door with 2-light window above long window to ground floor left with iron stanchions. Left hand range has weather boarded front gable with double doors, loft door above with hoist bar over 2 cambered arched windows to left side and inserted double doors. Cast iron overshot wheel to rear gable end of left hand range with all machinery intact, including single pair of stones. The original flour mill was used as a saw mill and waste paper factory in the C20 prior to the conversion to a dwelling house in the 1990's.

Directions:

From junction 27 on the M5 Motorway turn North West signposted A361 Barnstaple and Tiverton. Follow the The North Devon Link Road (A361) towards Barnstaple until you reach the 'Portmore' roundabout on the outskirts of town, turn left signposted A361 Ilfracombe (A 39) Bideford and Bude, follow the A39 going straight on at the next roundabout and take the first exit at the next roundabout on to the A39 towards Bideford and Bude. At the next roundabout at 'Roundswell' take the fourth exit onto A3125, go straight on at the next 2 roundabouts at the 3rd turn left at the first exit on to the B3233 towards Instow, follow the Bickington Road through the village of Bickington and on through Muddlebridge and in to Fremington, as you enter the village you will see two pubs on the left, turn left immediately after these opposite the village green into Old School Lane, follow the lane for a short distance passing the cottages, Mill Road is the next turning on the right, The Old Mill is easily identified on the left.

**Viewing strictly by appointment please
through the vendors' agent**



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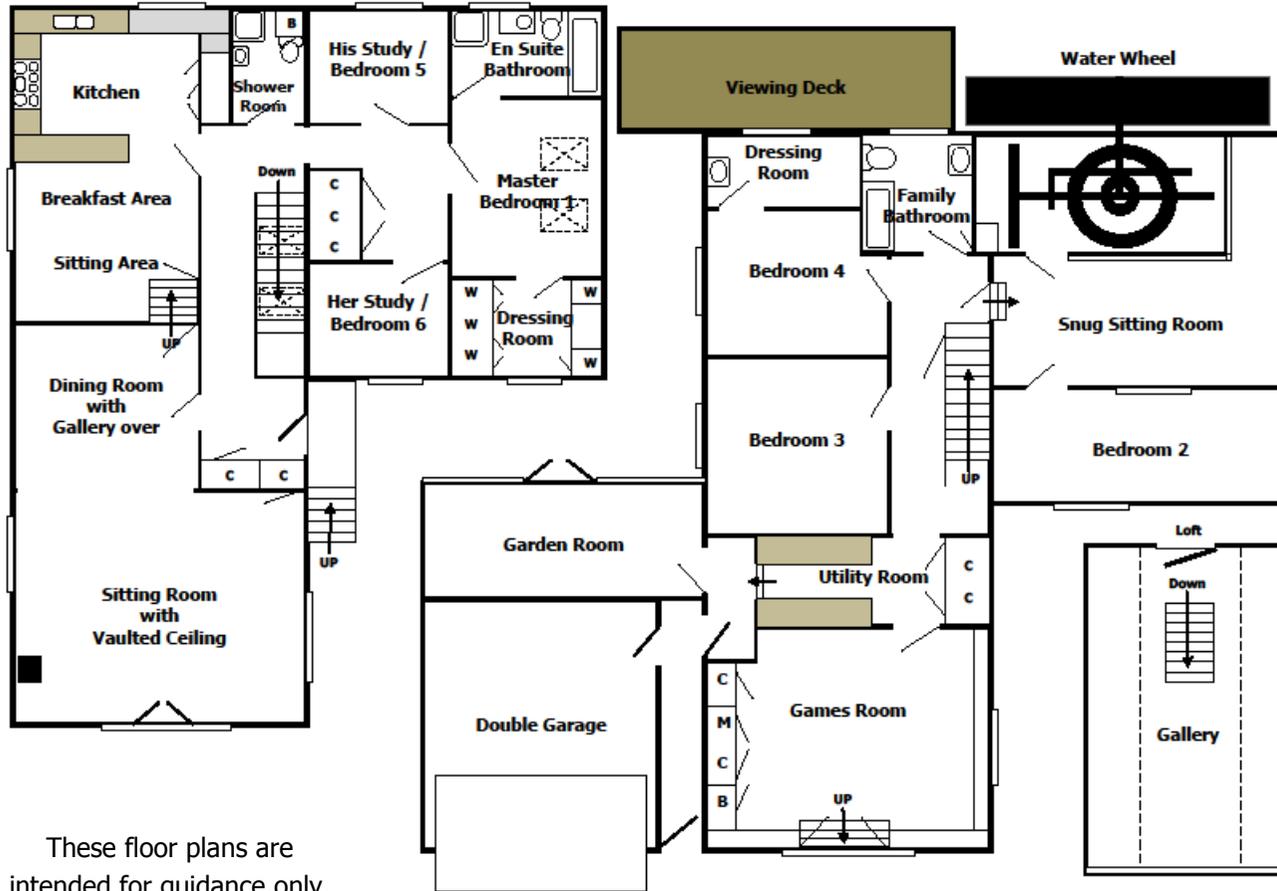
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These floor plans are intended for guidance only, the accuracy and scale cannot be guaranteed.



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor and field plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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