

# The Mill

Ash Mill, Nr South Molton, North Devon. EX36 4QD



for sale



Property Marketing Consultants  
Sales & Acquisitions

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#### Approximate Distances

- South Molton – 5 miles
- Exmoor National Park – 5 miles
- Barnstaple – 13 miles
- Tiverton – 14 miles
- M5 Motorway – 19 miles
- Tiverton Parkway Station – 20 miles
- Exeter – 29 miles
- Exeter Airport – 36 miles



## **A restored miller's cottage with feature water wheel and annexe potential**

**This Grade II listed millers cottage with feature water wheel makes this a true gem of a home which will not disappoint on inspection,**

**Entrance Hall • Reception Hall • Mill Hall • Drawing Room • Sitting Room • Family Kitchen • Dining Room  
Sun Lounge • Cloakroom • Utility Room**

**Main Bedroom with En Suite Shower Room  
Guest Bedroom with En Suite Shower Room  
Two Further Bedrooms  
Family Bathroom • Study • Sanctuary**

**Delightful mature gardens  
Small two storey barn with studio  
Mill ponds • Garaging for 2 vehicles  
Ample parking • Set in just under an acre**

**Potential to create an integral self contained annex**

**A versatile country home boasting many period features combined with immense charm and character.**

**A painstakingly restored Grade II listed home with a wealth of history and artefacts included.**



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## THE PROPERTY

This distinctive home and old grist mill are believed to occupy the site of a previous property dating back to circa 1580 known as 'Bolders Mill'. Although the present buildings and mill house probably only date back to the late 18th century.

The miller's house and the mill building are connected by the original cobbled drangway which has been cleverly enclosed to provide an impressive reception hall connecting the accommodation of the original house with that of the converted mill.

The mill machinery, designed for rough grist milling, and the covered water wheel, were painstakingly restored to an impressive standard, around the turn of the century and create an impressive showpiece on entering the property and can be observed through glass panels within the mill hall and from the mill drawing room.

The property offers very individual, adaptable, character, accommodation arranged over 2 floors occupying a tucked away position set within just under 1 acre of established gardens with useful small barn and outbuildings ideal for garaging and workshops.



## SITUATION

The Mill, offers discerning purchasers the very rare opportunity to acquire a fine example of a restored Grade II Listed millers cottage with converted adjacent mill. The water wheel was previously restored to working condition and last ran in 2018. The Mill is a beautifully period home oozing charm and character and restored in early 2000's

The property is set off a short lane in the small hamlet of Ash Mill, backing on to a tributary of the River Mole known as the Crooked Oak, amid the beautiful rolling countryside of North Devon. Standing within in its own grounds of approximately one acre, The Mill is surrounded by beautifully tended mature gardens with a large mill pond creating a delightful central feature. The hamlet of Ash Mill is just 5 miles from the market town of South Molton where a wide range of shopping and schooling is available. There is a weekly pannier market as well as a cottage hospital, doctors' surgeries and all the usual facilities including supermarket shopping. Regional amenities are available at Barnstaple which includes the district hospital, tennis centre, theatre, out of town shopping combined with high street and precinct shops, the historic pannier market and Butchers Row.







The North Devon Link Road (A361) is easily accessible at Bish Mill, near South Molton, this connects Barnstaple, North Devon's regional centre with junction 27 on the M5 motorway. Tiverton Parkway mainline railway station (which connects with London Paddington) is approximately a half hour's drive away. The regional airport is at Exeter, alternatively 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.

A note of historical interest to prospective purchasers; The Mill is located off Crackety Lane and backs onto Crooked Oak River (a tributary of the River Mole). The history is sketchy but during restoration a miller's book of accounts dating from 1864 was found. It is also understood a miller was in occupation in 1803. Milling ceased in 1950 and the miller moved a few years later although it is understood he often revisited the property until 1974. The Mill became derelict and was sold in 1998 and was subsequently restored over the next two years.

**Internet:**

High speed fibre is not connected to this property. However, it is now available in Ash Mill.

**SERVICES:**

Mains electricity, private (bore hole) water supply, septic tank drainage. Bulk oil tank for central heating

**LOCAL AUTHORITY AND COUNCIL TAX:**

North Devon District Council Tax Band 'C'





## ACCOMMODATION

**Glazed Front Entrance Door:** with side windows to,

**Reception Hall** (former drangway): 19'9" (6.02m) x 8'3" (2.52m) max. With superb feature cobbled floor, feature stone walls, stairs off, radiator, beam to ceiling with full height curtain concealing mill hall, and door to

**Sitting Room:** 16'9" (5.11m) max x 12'10" (3.91m). With Beamed ceiling, radiator, feature stone Inglenook

fireplace with heavy Bessemer, old bread oven and inset wood burning stove and door off to

**Inner (Former Entrance) Hall:** with panel doors off to either side and old front door off to original Entrance Porch leading to front garden:

**Dining Room:** 14'8" (4.47m) x 12'10" (3.91m). With fitted bookshelves, radiator, Victorian fireplace with open grate, ornate surround and wood mantel.

**Kitchen Breakfast Room:** 21'10" (6.65m) x 9'9" (2.97m). Extensively fitted with range of oak-fronted base and wall cupboards, nests of drawers, display shelves, worktops with inset one and a half sink and drainer unit, tiled splash backs, ceiling spot lights and wood burning 'Rayburn' stove cooker, feature stone wall, radiator, small pane glazed doors off and braced wooden door to sitting room. An external 'Grant Eco' oil fired boiler serves hot water and central heating.



**Utility Room:** Fitted cabinet, radiator, plumbing for automatic washing machine and dishwasher.

**Boot Room/Porch:** with tiled floor and doors to garden

**Sun Lounge:** 19'0" (5.80m) x 7'9" (2.36m). With double height vaulted ceiling with glazed roof panel and skylight window, 2 x radiators and large picture windows with outlook to the river and glazed French doors to garden,

**Cloakroom:** with WC, wash basin and radiator

**Mill Hall (with Viewing Gallery):** 18'2" (5.54m) x 7'8" (2.34m) max. With feature brick flooring, beamed ceiling, glazed wall and door overlooking the 'Hurst' timber frame and the main mill gearing, feature flour dressing machine and staircase up to.

**Mill Drawing Room (with Viewing Gallery):** 18'0" (5.49m) x 12'0" (3.66m). With balustrade gallery surround, heavily beamed ceiling, feature stonework, outlook over the mill pond via full height feature window, 3 x radiators, glazed and illuminated display case table enclosing the rotating grinding stone, glazed wall overlooking the water wheel, water wheel launder and sluice gate. Sliding glazed doors off to

**Study:** 21'7" (6.58m) x 9'3" (2.82m). With low level picture window, original sack hoist, collection of milling memorabilia and interesting artefacts.

**The Sanctuary:** 9'0" (2.74m) x 8'6" (2.59m). Located in a loft above the water wheel with beamed ceiling, radiator and door to large walk- in attic with sack hoist above the mill drawing room

**Main Staircase:** from reception hall to the First Floor landing with gallery, radiator and doors off

**Main Bedroom:** 13'8" (4.17m) x 13'5" (4.09m). With beamed ceiling and radiator

**En Suite Shower Room:** Tiled corner shower with Mira Excel shower, low level WC, pedestal wash hand basin, shaver light, radiator and skylight window.

**Bedroom 2:** 9'6" (2.90m) x 8'7" (2.62m). With ceiling beam and radiator

**Bedroom 3:** 10'3" (3.12m) x 8'11" (2.72m). With ceiling beam and radiator

**Guest Bedroom 4:** 14'4" (4.37m) x 11'11" (3.63m). With beam to part vaulted ceiling, radiator, picture window and walk-in wardrobe (which could be open through to the mill drawing room).

**En Suite Shower Room:** Curved tiled shower unit with 'Mira' Excel shower, pedestal wash basin, close coupled WC, radiator and skylight window.

**Family Bathroom:** Half-tiled walls, panel bath with mixer shower taps. Low level WC, corner shower unit, pedestal wash basin, shaver light, radiator, skylight window and large airing cupboard with pressurised hot water system and linen shelving.

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



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## GARDENS

The Mill is approached by a tarmac driveway with five bar gate leading on to the property with parking area in front of the garage. Continuing past the barn there is an open garage flanked by a stone and hedged bank. In front of The Mill there is more parking space, feature mill stones and ponds with steps to the mill pond.

The delightful well tended gardens surrounding the mill are laid predominantly to sweeping lawns with a fine selection of specimen trees. The beautiful central mill pond (now fed via a bore hole water supply since the demise of the original mill leat water source, which previously crossed neighbouring farm land until it was filled in some years ago) features a central fountain and is well stocked with fish and bordered by well stocked mature flower borders and trees which provide a number of sheltered areas in which to sit and enjoy the gardens and the wildlife in the garden. An expanse of level lawn is edged by a well stocked flower border which leads back to the mill and has wide steps leading to a lower area of lawn which extends around to the rear of the property.



The front garden is laid to lawn and enclosed by shrub borders and a paved path. The remaining garden is laid to lawn and extends from the front gate around the mill pond.

A timber summer house with chipping area for sitting out, located to the east of the mill pond beside an overflow pond, which in turn runs into a natural pond beside the Crooked Oak River (a tributary to the River Mole) which runs along the northern boundary of the property with open field beyond. There is an attractive area of river bank with timber decking from which you can take tea, watch the wildlife or cool your feet.

To the rear of the property is access to the undercover water wheel with its wooden buckets set on an iron frame and spindle (which can only now be fed via the mill pond). Adjacent to the wheel housing is the Loggia, having undoubted potential to be enclosed, currently an observation area with railings and gate to access the wheel which adjoins an undercover display of artefacts and observation area backing on to the rear garden with outlook over the river.



## OUTBUILDINGS

**Garage 1:** 18' 2" (5.54m) x 8' 6" (2.59m) with twin doors to the front plus side door.

**Traditional Barn:** 31' 0" (9.45m) x 14' 0" (4.27m) (measured externally and approximately) incorporating **Barn:** 14' 9" (4.50m) x 12' 6" (3.80m) With mezzanine storage. **Open Garage 2:** 14' 9" (4.50m) x 14' 1" (4.30m) housing bore hole pressure tank. **Studio** 15' 1" (4.60m) x 14' 5" (4.00m) With an external staircase and outlook to the mill having undoubted potential for conversion to a home office.

Adjoining The Mill is a **Workshop:** 11' 6" (3.51m) x 10' 6" (3.20m) and **Potting Shed** 17' 1" (5.20m) x 8' 6" (2.59m) with cobbled floor.

**Loggia:** 21' 0" (6.40) x 9' 0" (2.75m) currently used to display artefacts relating to the mills history, plus water wheel viewing gallery. There is undoubted potential to enclose and convert to additional accommodation subject to necessary consents.

**Agents Notes:** Mill artefacts will remain with the property as they are of historical interest



**Directions:** Leave South Molton on the B3227 follow the road towards A361/M5 and turn right at Bish Mill, sign posted Bishops Nympton and Rackenford, follow the B3221 up Sitcombe Hill, keep left at Silcombe Cross on the B3221 follow the road into Ash Mill, go over the bridge, after the road narrowing sign turn left in to the lane opposite the red post box mounted on a cut off telegraph pole and follow down to The Mill.

**Alternative Directions:** Leave the M5 motorway at junction 27, sign posted A361 Barnstaple. Follow the A361 'North Devon Link' towards South Molton, after 16 miles turn left at Moortown Cross (Knowstone Moor Rest Area). Follow the road for 2 miles, then turn right at the 'T' junction and proceed into the hamlet of Ash Mill, turn right in to the lane opposite the red post box mounted on a cut off telegraph pole, just before the bridge and follow down to The Mill.

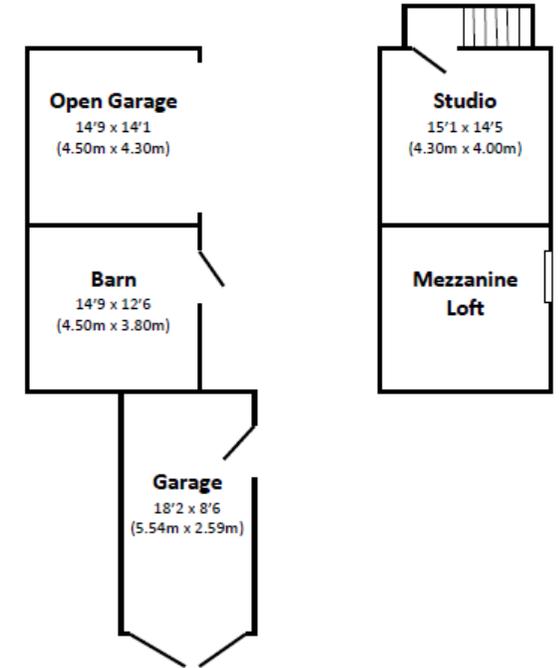
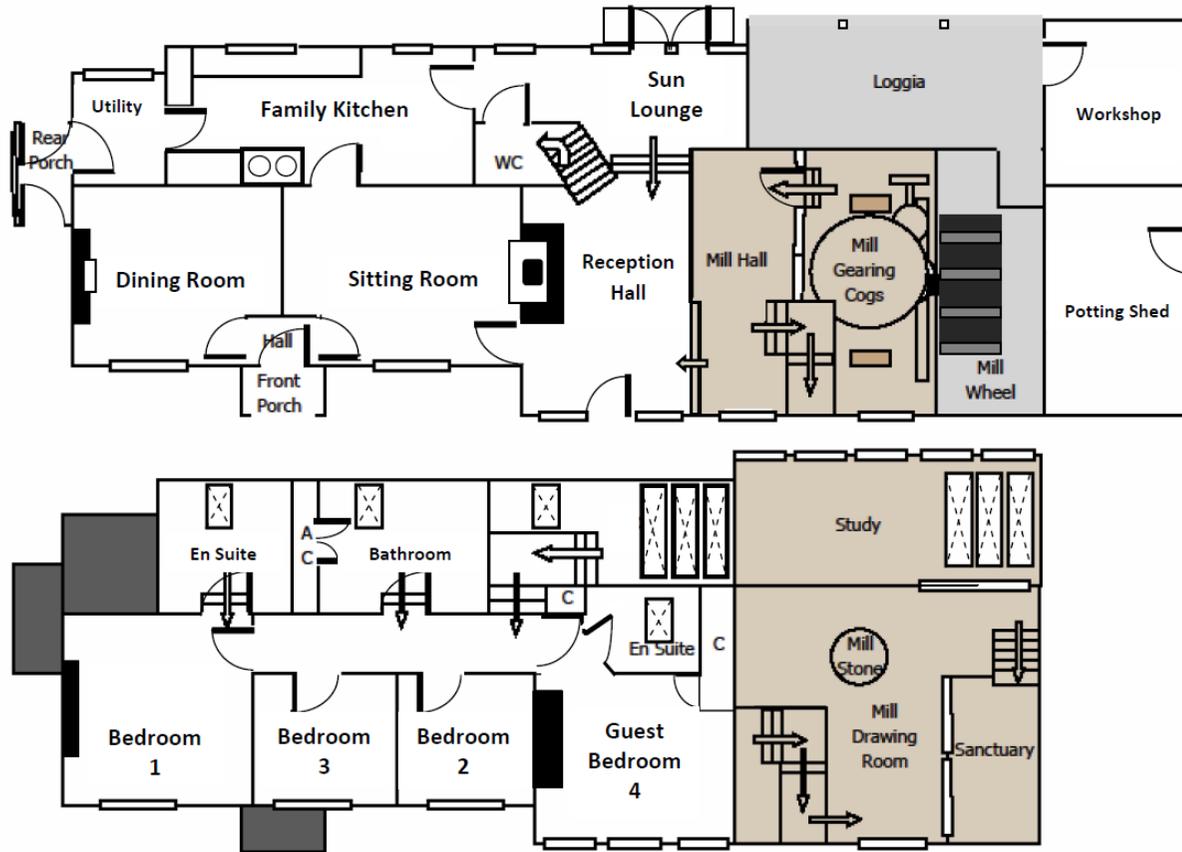
**Agents Note:** Please do not rely on satellite navigation and postcode alone to locate this property.

Offers invited in excess of  
£695,000



# The Mill

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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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