

# Large Detached House With Land

Littleham Mill Littleham, Bideford, EX39 5HL

Lot 1, With Land

£1,100,000

Lot 2, Without Extra Land

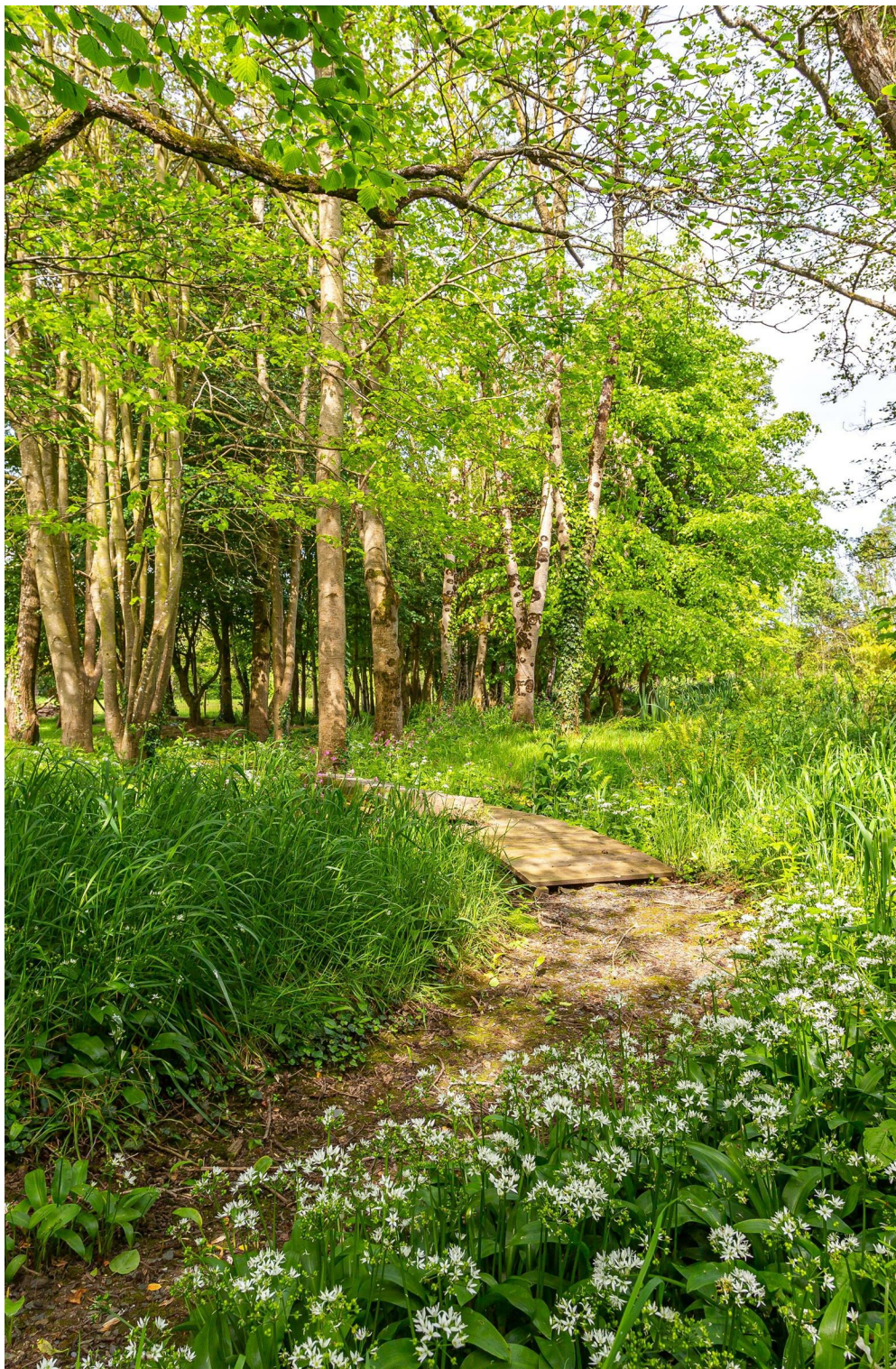
£1,000,000



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# A Stunning Highly Versatile Property With Land Options To Suit You

Littleham Mill Littleham, Bideford, EX39 5HL



Formerly a productive mill for Littleham, being sympathetically refurbished in a true hands on style in 1978. First time on the open market, offering perspective buyers a unique character home with a rich and charming history. Offering a tremendous opportunity for fine country living with superb surroundings. In total, about 6.75 acres.

Littleham Mill offers versatile accommodation with ability for easy dual occupation living, excellent for a dependant relative or teenage independence. With four reception rooms, five bedrooms and three bathrooms its a sizeable property and spacious family home.

**DELIGHTFUL VIEWS & STUNNING SOUTH FACING BALCONY.** The views from the property over your own landscaped garden and grounds are sublime. In total, about 6.75 acres.

Offering most of the modern day commodities we have become accustom to this property blends both new and old perfectly. With stunning original natural stone, elegant fireplaces with woodburner, timber beams, stone coining and reclaimed timber floors.

When stepping inside, you have a large entrance hallway. An excellent spot for kicking off muddy boots and coats. Leading rather nicely into the kitchen with utility room just tucked in behind. The kitchen itself has a range of built in storage cupboards, plenty of preparation space and a sink with a fantastic view.

The kitchen flows rather nicely into the sitting room (which could be made open plan). The lounge enjoys views over your own land and farming fields. Together with a natural stone fireplace with wood-burner creating an excellent focal point and feature of the room.

This leads into the dining room which has double doors out onto a sunny patio and leads to a further lounge. The doors leading out offer an excellent locale for alfresco dinning or summers entertaining. The lounge is again a spacious room with stunning views and a SOUTH FACING balcony just off.



# DETAILS

Whilst on the first floors there is a variety of bedrooms, five in total with a further two bathrooms. The dining room interconnects with separate staircases to the first floors lends itself perfectly for dual occupancy or perfect for children to rule their own side of the house.

On the lower ground floor there is option for again more bedroom space but currently laid out as office and hobbies room. This could be a separate entirety all together with its own access which up steps directly leads to private parking. With potential for all types of business enterprises and or holiday letting. For more information on this please feel free to contact the Bideford team.

AVAILABLE AS A WHOLE OR SEPARATE LOTS.

Meticulously kept, the gardens have been articulately designed and a true haven for wildlife with all different species of plants, flowers, trees, bushes and herbaceous borders.

There is various areas to sit out in the garden to enjoy most of the days sunlight. The patio has doors leading into the dining room creating a fantastic outside-in entertaining perfect for a spot of casual alfresco dining or a summers BBQ.

Usually, with views you sacrifice weather, wind and gales. With Littleham Mill, it's quite the opposite, you have a sheltered incredibly private position with stunning views, over your own land, gardens and grounds.

The garden wraps around the property and includes a large pond with central island, a feature and focal point. Set within its own woods there is a lovely path which leads you around the entire pond.

Lot 1, the house gardens and grounds of about c.2.14 acres.

Lot 2, House, garden, grounds and further c.4.61 acres split into 2 paddocks. the extra land includes separate access and mainly consists of level pasture land bordered by a stream with services nearby.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**



**Entrance Hall / Garden Room 5.83 x 2.65 (19'1" x 8'8")**

**Kitchen 3.87 x 3.60 (12'8" x 11'9")**

**Utility Room 2.83 x 1.97 (9'3" x 6'5")**

**Sitting Room 5.83 x 4.82 (19'1" x 15'9")**

**Dining Room 4.41 x 3.21 (14'5" x 10'6" )**

**Ground Floor WC**

**Living Room 6.84 x 5.50 (22'5" x 18'0" )**

**First Floor(s)**

**Bedroom 3.65 x 3.53 (11'11" x 11'6")**

**Bedroom 4.88 x 3.53 (16'0" x 11'6")**

**Bedroom 2.95 x 2.20 (9'8" x 7'2" )**

**Bedroom 3.65 x 3.38 (11'11" x 11'1")**

**Bedroom 3.78 x 3.30 (12'4" x 10'9" )**

**Bathroom 2.51 x 2.00 (8'2" x 6'6")**

**Bathroom 2.47 x 2.20 (8'1" x 7'2")**

**Hobbies Room 4.38 x 3.31 (14'4" x 10'10")**

**Office 5.28 x 3.31 (17'3" x 10'10" )**

**Double Garage**

**Workshop**









The property is within walking distance to Littleham which is an old historic village about 3 miles out of Bideford. Offering the very best of country and rural living but only moments from excellent travel links (5 mins to the North Devon Link Road).

Littleham has its own pub and Methodist Church, parish church and village hall along with a bustling village community. Further afield you have the villages of Parkham and Buckland Brewer with village pubs, village halls and similar village communities.

The dramatic North Devon coast is within easy reach (10 mins) with fantastic walks along the SW Coastal Path, renowned locally. The market town of Bideford is only 3 miles (15 mins) with a plethora of restaurants, cafes, shops, pubs, eateries and local artisan shops. This together with a variety of superstores, national restaurant chains and the every day well recognised desirable business you'd want and expect.

Many schooling facilities both primary and secondary schooling with excellent OFSTED ratings to suit all ages. Overall, this property offers an excellent opportunity to acquire a fantastic country home with an option of land amounts to suit your interests. Be sure to contact the Bideford team without delay to arrange your viewing appointment.

## DIRECTIONS

Heading out of Bideford on the Torrington road, take the right turning signposted Parkham before Landcross. Proceed along this road for about 2 miles where the property is located on the left hand side with for sale board clearly displayed. For SatNav the nearest postcode is EX395HL, or using the free mobile app What3words enter ///cups.gems.pans



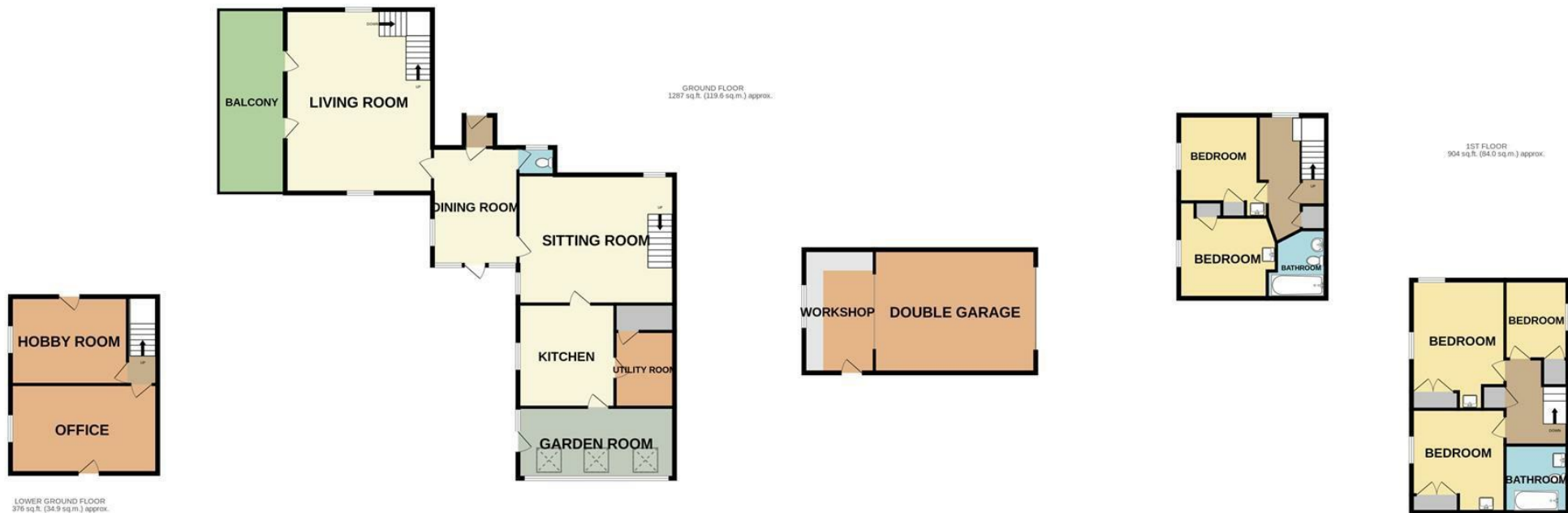
## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office 01271  
327878 Or, out of usual office  
hours contact Edward on  
07772363674









TOTAL FLOOR AREA : 2567 sq.ft. (238.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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