

Exceptional Private Country Residence

Old Mills Yeo Vale, Bideford, EX39 5ER

Guide Price

£1,500,000



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Stunning Country House, Indoor Pool, 11 Acres Of Meticulously Kept Grounds

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Believed to date back to the 17th century, Old Mills is a beautifully converted former watermill comprising the original mill, cottage now converted to a large 16m indoor pool and two large detached barns. All within meticulously kept gardens and grounds of magical colour.

The property has been sympathetically extended to create a spacious and elegant family home full of character, while benefiting from modern features throughout.

Set in over 11 acres of grounds and approached by an impressive gated driveway, the home enjoys complete privacy in an idyllic valley setting.

The bright and well-presented accommodation includes a grand entrance hall, vaulted living room with wood burner, a mezzanine games room, office/bedroom, and a charming country kitchen with granite worktops, Redfyre range, Miele appliances—including double oven, steam oven and warming drawer—and a new Zip tap for instant hot and chilled water.

There's also a utility room with a plethora of storage cupboards and four bedrooms plus a study which could be used as a fifth bedroom, including a luxurious principal suite with dressing room, en-suite and French doors to the garden.

Old Mills is set within the peaceful and picturesque hamlet of Yeo Vale, just a mile from the popular village of Parkham, which offers a primary school, butcher, church, and pub. The stunning North Devon coast is easily accessible, with Bucks Mills beach and the coastal footpath just four miles away.

Bideford lies approximately five miles distance with a wide range of shops, supermarkets, schools, and amenities, while Barnstaple, the regional centre, is 14 miles away and offers excellent transport links via the A361 to the M5 and rail services on the Tarka Line.

DETAILS

A major feature is the detached pool house, which contains a 16-metre indoor heated swimming pool, gym area and changing rooms. Subject to planning, this space could be converted into two holiday cottages or ancillary accommodation, with separate access already in place.

The landscaped gardens wrap around the house and include ornamental ponds, seating areas, specimen planting, and mature woodland, creating a private and peaceful haven.

The land includes a mix of pasture and wild areas ideal for nature and recreation, and a stream with sporting rights including trout fishing. Two large outbuilding's with light, power, and water offers excellent storage or potential workshop space. Additionally, 2.3 acres of separate paddocks across the road are available by separate negotiation.

Traditional elements such as the old waterwheel blend with modern technology, including a camera and phone-entry gate system, CCTV and solar panels that generate a useful income.

The Old Mill is a rare opportunity to acquire a distinctive and flexible rural home in one of North Devon's most scenic locations, with further potential for development or income generation. Viewing is strongly recommended to fully appreciate its setting and charm.

Services - NEW oil fired boilers services the central heating and pool heating. A all new private klargester septic tank, mains electric and water. Along with 26 solar panels which contribute to the electricity used.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Entrance Hall

Living Room 9.30 x 5.69 (30'6" x 18'8")

**Kitchen Breakfast Room 4.88 x 3.91
(16'0" x 12'9")**

Dining Room 5.41 x 5.38 (17'8" x 17'7")

Utility Room 6.43 x 2.51 (21'1" x 8'2")

Bedroom 5 / Office 4.39 x 3.30 (14'4" x 10'9")

Sun Room 5.72 x 3.28 (18'9" x 10'9")

Principal Bedroom 8.13 x 5.08 (26'8" x 16'7")

Ensuite

Bedroom 2 5.79 x 5.79 (18'11" x 18'11")

Ensuite

Bedroom 3 4.80 x 4.09 (15'8" x 13'5")

Bedroom 4 3.96 x 2.74 (12'11" x 8'11")



Indoor Pool 19' 2 1/2" x 53' (62' 1 1/2" x 27' 1 1/2")

Associated Pool Room



The grounds of The Old Mill are not only beautiful but rich in wildlife, making it a true haven for nature lovers. The stream running through the valley, where trout can be found, attracts kingfishers and herons, while the surrounding woodland and meadow areas provide a sanctuary for deer, woodpeckers, hedgehogs, and a wide variety of birdlife.

The combination of water, woodland, and open pasture creates a uniquely biodiverse environment, offering daily encounters with the natural world in a setting of peace and seclusion that is increasingly rare to find.

For more information about this property or to view, contact our Bideford branch and speak to Edward, Director. Viewings are strictly by prior appointment and we recommend allowing a sensible time slot to see all that's on offer at Old Mills.

DIRECTIONS

From Bideford proceed on the A386, Torrington road for approximately 1.5 miles, turning right just before Landcross Chapel signposted Buckland Brewer and Parkham. Follow this road for approximately 5 miles where the property can be found on the right hand side.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Outside
of usual office hours contact
Edward on 07772363674



