



HAYNE MILL COTTAGE
OFFERS OVER **£800,000**

Exceptional Bungalow with Integral Annexe
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Hayne Mill Cottage

- » *** CHAIN FREE ***
- » Meticulously Renovated Bungalow & Annexe
- » Stunning Showpiece Kitchen
- » Flexible Converted Loft Space
- » Light & Bright Throughout
- » 2.4 acres of Gardens & Woodland
- » Extensive Parking, Double Garage & Sheds



The Property

This immaculate chain free bungalow comprises a 4 bedroom primary residence with a 2 bedroom integral annexe, ideal for multi-generational living, two family occupation or home and income. The home enjoys spacious rooms flooded with natural light, a stylish new kitchen and a 1:1 bedroom to bathroom ratio. The property is set within approximately 2.4 acres of gardens and woodland, making it an oasis of calm and tranquillity, all while being within easy access to the A30 corridor.

Accommodation

Primary residence:

The front door opens into an entrance hall, and on the right is the primary reception room, which is dual aspect and has a lovely wood burner and doors onto the primary conservatory. On the left is the recently fitted dual aspect showpiece kitchen / diner, which has work surfaces to 3 sides, a large central island with induction hob, side by side double ovens and integrated refrigerator, freezer and dishwasher. The units are a stylish contrast of white with gold accents, and the quartz work surfaces are striking. Next to the kitchen is the utility room with integrated units providing elevated spaces for a washing machine and tumble dryer with retractable folding shelves below each. Beyond the kitchen / diner is a large central hallway providing access to the sleeping quarters, and stairs lead to a converted loft that is ideal as a games room, cinema room or a variety of other uses. Three of the bedrooms are en suite, with the primary en suite having a separate shower and bath, and the fourth bedroom is directly across from the updated family bathroom. All of the bedrooms are spacious doubles.





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Annexe:

An internal door connects the primary residence to the annexe, which has a modern kitchen with direct access to a dedicated patio area, a spacious reception room with access to a conservatory, an en suite bedroom, a further bedroom and a recently fitted wet room.





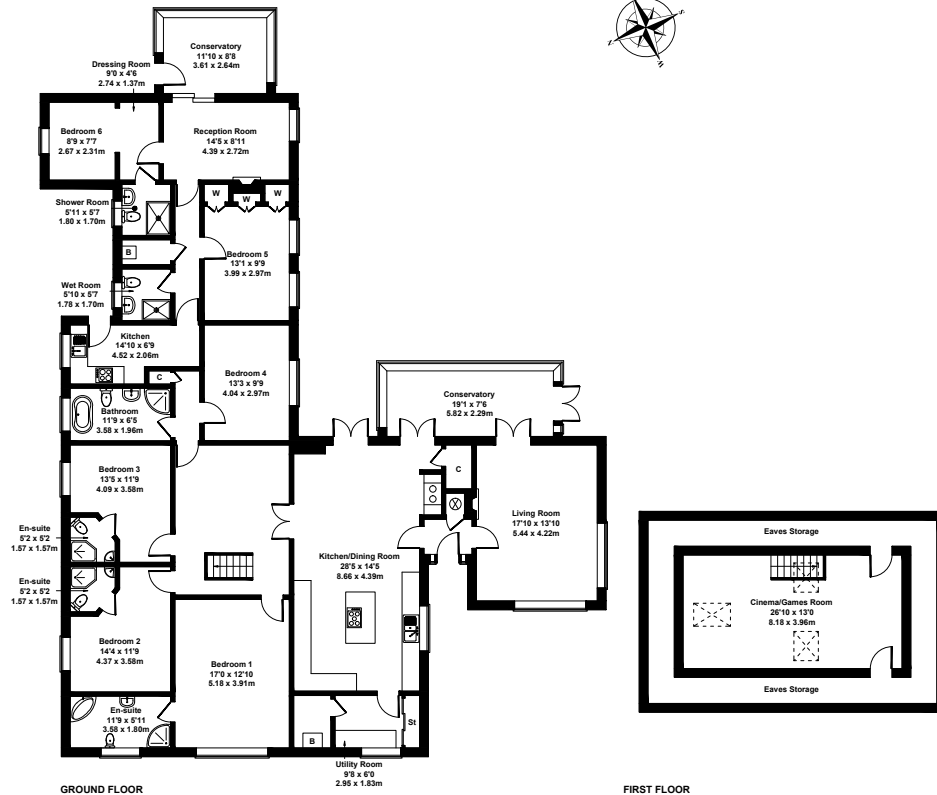
Outside

The property is approached from a sweeping woodland driveway, which opens into a lovely central open space where the bungalow resides. There is a timber framed double garage and driveway parking for numerous cars. Lawned gardens surround the bungalow, and woodlands ring the gardens. These woodlands provide a tranquil oasis and are ideal for nature lovers to enjoy and families to explore. To the rear of the bungalow is an expansive patio area, perfect for enjoying a bbq, and there are also two useful sheds with power connected. A summer house tidily disguises the borehole workings, and nearby is a large chicken run for those interested in fresh eggs for their breakfast. A small stream runs through part of the woodland and drains into the nearby River Thrushel, and on the eastern boundary is a Grade II listed grotto that is part of the historic Hayne estate park and gardens.



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Approximate Gross Internal Area
3225 sq ft - 300 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

The property is located in a tucked away woodland that feels hidden away but at the same time is only a mile from the A30 corridor, 2.5 miles from the village of Lifton, 6.5 miles from Launceston and 12 miles from Okehampton. Lifton has a village shop & post office, the popular Arundell Arms hotel and pub, Strawberry Fields Farm Shop and a primary school. A wide range of supermarkets, independent retail shops, cafes, pubs and additional primary and secondary schooling are available in both Launceston and Okehampton. The wilds of Dartmoor can be reached in under 20 minutes, and the Cornish north coast is only 30-40 minutes' drive.

KEY INFORMATION

- 6 Bedrooms
- 6 Bathrooms
- 3 Reception Rooms
- Private drive & double garage
- The grounds are part of a Grade II listed park and garden, including a grotto
- Heating: Oil, separate boilers for main bungalow and annexe
- Utilities: Mains electricity. Private water and drainage *Per Ofcom
- Restrictions: No business use, no injury of Hayne Estate amenities, limitations on erecting new buildings, no nuisance, ensure proper maintenance of a water pipe
- Easements, Wayleaves: Utility easements & partially shared driveway
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None Known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (70)
- Council Tax Band: F (House) A (Annexe)
- Tenure: Freehold
- Broadband: ADSL* (Client informs us fibre is scheduled to be installed)
- Limited to good*
- Lateral Living

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VIEWING:

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