



**Connells**

1 Palace Mill Rock Road  
Chudleigh Newton Abbot



# 1 Palace Mill Rock Road Chudleigh Newton Abbot TQ13 0JJ

for sale guide price  
**£400,000**



## Property Description

Dating back to the 1840s, Palace Mill forms part of the original Mill House located on Kate Brook in Chudleigh. It is one of seven original mills that served the town. This unique and historic family home offers versatile living accommodation full of character. The Old Mill House sits at the bottom of Rock Road and forms the frontage of a terrace with two other converted mill buildings behind. Positioned next to Kate Brook, with a backdrop of farmland, hillside trees and the old Rock Quarry, gives it a distinctive rural feel, but is only a short walk to the town centre and local amenities.

The charming cottage garden has iron railings and is surrounded by a stone wall with mature hedging, providing both privacy and views. The two iron gates give access to Rock Road from the central front door or the kitchen/porch entrance to the side. The garden has a patio seating area at the front with an additional space to the side, which is a natural sun trap. The other side of the house has a garage and parking space. Adjacent to the garage are granite steps, protected by another iron gate, that lead down to the lower ground floor. This gives an alternative access to the house.

The stone archway beneath the front door provides partial cover to the passage below. A short walk away is the terraced "wild garden" - a tranquil and secluded area that leads down to Kate Brook, providing a lovely spot for family picnics and access to the brook. An additional parking space is available.

## Front Of The Property

The pretty garden offers an inviting place to enjoy the views and entertain. A short distance from the property, is the 'wild garden' that runs down to Kate Brook. There is potential for an additional parking space. To the side of the house, is the garage and parking.

## Entrance Hallway

Entrance hallway leading to the two formal reception rooms, wall mounted radiator, stairs to the lower ground floor and first floor.

## Kitchen

13' 11" max x 9' 2" max ( 4.24m max x 2.79m max )

Double glazed windows to the front and rear of the property. Wall and base units, one-bowl stainless steel sink/drain, inset eye-level double oven, four-ring gas hob with extractor over, plumbing for dishwasher, and space for an upright fridge freezer. A door leads to a porch area, an ideal space for coats and shoes, which opens out to the garden.

## Reception Room One/Lounge

13' 11" max x 11' 7" max ( 4.24m max x 3.53m max )

Double glazed window to the front of the property, stunning feature fireplace and a wall mounted radiator.

## Reception Room Two/Dining Room

12' 4" max x 13' 11" max ( 3.76m max x 4.24m max )

Double glazed window to the front of the property, feature fireplace.

## Lower Ground Floor

A wooden staircase leads down to the large, open lower ground floor.

## Additional Reception Room

Dual aspect double glazed windows and a part-glazed door provide views of the passage stone wall and granite steps. Two wall mounted radiators. Currently used as a sitting room, office, and library. This flexible space could be used for entertainment, living, games room, or gym.

## Bathroom/Utility Room

Plumbing for a washing machine and space for a tumble dryer. Two small steps take you into the shower room with a shower cubicle, WC, wash hand basin, extractor fan, and wall mounted radiator.

## Second Floor

### Bedroom Two

15' 4" max x 10' 6" max ( 4.67m max x 3.20m max )

Double glazed window to the front of the property, built in wardrobes, feature fireplace and a wall mounted radiator.

### Bedroom Three

14' 1" max x 10' 6" max ( 4.29m max x 3.20m max )

Double glazed window to the front of the property, built in wardrobes, feature fireplace and a wall mounted radiator.

## Bathroom

Double glazed window to the front of the property, bath with shower over and mixer taps, WC, wash hand basin, part tiled and a wall mounted radiator.

## Third Floor

### Bedroom One

21' 4" max x 10' max ( 6.50m max x 3.05m max )

Double glazed window to the rear of the property, storage cupboard, loft access, character features and a wall mounted radiator.

## Ensuite

Shower cubicle, WC, wash hand basin, fully tiled and a wall mounted heater.

## Garage

13' 11" max x 8' 1" max ( 4.24m max x 2.46m max )

Wooden stable style doors.

## Agents Note

The lower ground floor of the property has flooded in the past. To mitigate any future issues, several flood preventions have been installed, including the addition of a sump pump and tanking.

## Additional Info

Chudleigh is situated near the A38, which provides easy access to Plymouth, Exeter, and the M5. The scenic Dartmoor National Park and the coast at Teignmouth and Torbay are all within 12 miles, and the bustling market town of Newton Abbot is just a 5-mile drive away.







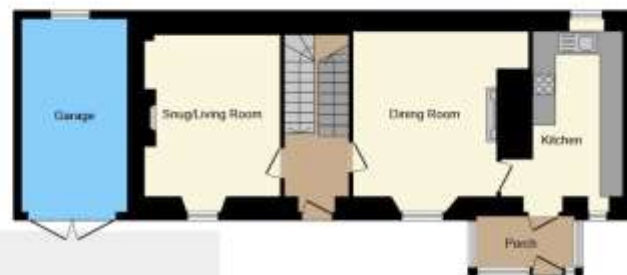




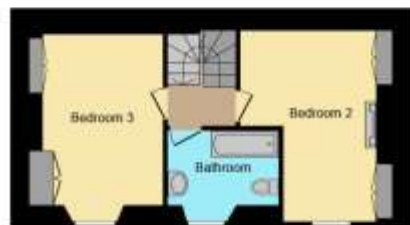




**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
NEWTON ABBOT TQ12 2JW

**view this property online** [connells.co.uk/Property/NAB312488](http://connells.co.uk/Property/NAB312488)

**directions to this property:**

what3words:///lollipop.critic.lush. On entering Chudleigh via the B3344 (from the A38) turn right into Rock Road. Continue down Rock Road until the road curves to the left and you will find the Palace Mill on your right.

EPC Rating: E Council Tax  
Band: E

Tenure: Freehold



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