



Milton Mill Cottage



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Milton Damerel, Holsworthy, Devon, EX22 7DN

Shebbear 4 Miles, Bideford 11 Miles, Bude 14 Miles.

An utterly charming, traditional 3-Bed Cottage on the edge of a popular village ideally located to enjoy all that the heart of Devon has to offer.

- Grade II Listed
- Countryside views
- No onward chain
- Council tax band C
- Off-road parking and single garage
- Wonderful mature gardens
- Picture Postcard Cottage
- Freehold

Guide Price £525,000

## SITUATION

Milton Mill Cottage is situated in a peaceful and desirable part of Devon, where fields roll over gentle hills and corridors of woodland accompany quiet streams. The cottage nestles amongst a patchwork of farmland with only a few near neighbours and enjoys gorgeous countryside views. Woodford Bridge Country Club is a short drive away with its thatched inn, restaurant and leisure facilities including swimming pool, sauna, gym and squash court. Nearby, the village of Milton Damerel offers the award winning 'Blackberry Farm Shop' as well as C of E and Methodist Churches.

The Devon Heritage Coastline at Hartland lies just 16 miles north giving access to South West coastal path. This unspoilt part of Devon is known for its peacefulness and beautiful rolling countryside. There is an abundance of local wildlife and the local area is excellent for walking and riding. The North Cornwall coastline with the beautiful beaches of Bude are also 14 miles away.

Just 4 miles away is the popular village of Shebbear with a good range of local amenities including a popular village pub, village shop, mobile post office, Church, (Ofsted rating: Good) primary school and the highly regarded Shebbear College (private school). 7 miles away is the historic market town of Holsworthy which includes a broader range of shops and services, sports clubs, a Waitrose supermarket, livestock market, hospital and vets. Access to the A30 leading to the M5 and Exeter is at Okehampton.

Bideford, around 11 miles away offers a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Atlantic Village Retail Park with well-known branded shops and factory outlets



## DESCRIPTION

Milton Mill Cottage is a charming, double-fronted, Grade II listed, detached, period property. Approached over a gravelled drive, the cottage offers characterful and comfortable accommodation set within wonderful gardens and boasting lovely countryside views. With off-road parking for three vehicles and a single garage, this quintessential Devon cottage is perfect for anyone seeking a property with a sense of complete tranquility with the babbling stream nearby. A unique opportunity to enjoy life in the heart of North Devon and certainly a property that needs to be viewed to be fully appreciated.

## ACCOMMODATION

The sturdy original front door, under a slate canopy, leads into the entrance hall with its slate floor, giving access to the two reception rooms. The sitting room is dual aspect, with exposed beams and shelved nooks, window seats, impressive fireplace with stone hearth, original bread oven and wood burner with integral log store. Across the hall, the dual aspect dining room features an original range with arch above, looking through to the kitchen, window seats and a storage cupboard under the stairs. A stable door leads into the kitchen which is a bright, triple-aspect room with under-floor heating and access to loft space. The kitchen features exposed brick and stonework with a good range of smart cupboard units, inset sink and drainer, 'Everhot' range-style cooker, space for white goods and stable door to the rear.

Stairs from the hallway lead to the first floor landing with views over the fields, with access to an additional loft space. Three comfortable, south-facing double bedrooms, full of light and featuring exposed beams and window seats. The family bathroom includes a generous shower cubicle, separate bath, airing cupboard, heated towel rail, WC and sink.

## OUTSIDE

The well-tended gardens are a complete delight, complimenting the tradition style of the cottage. Separated by the gravel drive, the gardens extend to each side and are bounded by attractive Devon banks studded with native wildflowers, mixed hedging and, at the westerly edge, by a brook. A patio area looks over borders and beds packed with mature plants which set off the neat lawns and provide year-round colour and interest. Climbing roses scramble either side of the front door completing the welcome to this gorgeous home.

Garage with space for additional white goods and plenty of extra storage provided by fitted cupboards and shelving. Accessed through another roadside double gate there is an additional hard-standing area with parking for one car. Alongside this there is a lawned garden area with established shrubs which can be accessed from the main garden.

## SERVICES

Mains electricity, Private drainage, Oil-fired central heating.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1105 sq ft / 102.6 sq m  
 Limited Use Area(s) = 17 sq ft / 1.6 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Total = 1268 sq ft / 117.8 sq m  
 For identification only - Not to scale

Denotes restricted head height

North, South, East, West compass rose

**First Floor**

- Bedroom 1: 4.24 x 3.84m (13'11" x 12'7")
- Bedroom 2: 3.07 x 2.51m (10'1" x 8'3")
- Bedroom 3: 3.15 x 2.01m (10'4" x 6'7")

**Ground Floor**

- Kitchen: 4.52 x 2.39m (14'10" x 7'10")
- Dining Room: 4.50 x 4.09m (14'9" x 13'5")
- Sitting Room: 5.33 x 4.14m (17'6" x 13'7")
- Garage: 4.47 x 3.00m (14'8" x 9'10")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1092930



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		38	80
England & Wales		EU Directive 2002/91/EC	

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