



The Mill











# The Mill, Stone Lane

Lympstone, Exmouth, EX8 5HD

This is a charming Grade II listed building set in its own grounds tucked away within the heart of this highly desirable estuary village, which offers for the first time in 60 years a rare opportunity to own one of its oldest buildings.

- 5 bedroom Grade II Listed family home
- Beautiful grounds extending to 3.8 acres including Mill pond
- Historical flour mill with mill workings for restoration
- Adaptable accommodation with development potential (stp)
- In the same family for approx 60 years
- CTB - G
- Freehold

Guide Price £1,250,000

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## SITUATION

PRICE RANGE - £1,250,000 - £1,500,000

The Mill is located down a pretty lane which, on crossing a stream opens out into the parkland surrounding the house. Originally, a small fishing village, the heart of Lymptstone retains all the character and delight that makes this such an attractive place to live. A beautiful church, primary school, shop, four pubs, a post office, railway station, harbour and sailing club, are all within walking distance of the house. Surrounded by its own fields, the property has the unique characteristic of being both part of and separate from the village. The railway station (0.5 miles away) provides a regular, direct service to Exeter and the mainline to London, Paddington, and to Exmouth. Bus services are an approx. 0.5 miles away on the A376. Exeter has one of the most beautiful cathedrals in the country and the university is highly rated. There is a large shopping centre, a John Lewis and Waitrose, cinema, theatre and library, restaurants, cafes and the old port. Exmouth has 2 miles of sandy beach and is only 3 miles away. Sailing/boating and a large M&S food hall are among the town's attractions. 6 miles along a lovely coastline are the seaside towns of Budleigh Salterton and Sidmouth (13 miles), both of which are delightful and the country between them beautiful. For those with dogs or who enjoy a good walk, Woodbury Common is nearby and for the more ambitious, Dartmoor is within 30 miles. There are many well regarded private and state schools in the area and include St Peter's, a private school on the edge of the village, Exeter School, Blundells, Taunton School, King's College Wellington and Colyton Grammar. Bicton College, only a few miles away, offers a wide range of land-based courses. Junction 30 of the M5 is approx 5 miles away and Exeter International Airport 8 miles.

## DESCRIPTION

This is a property with that very rare combination of character, a location in the heart of a pretty village, only a short walk to the train station and harbour and to walks along the estuary, and yet residing within a quiet, rural setting. Records show there has been a mill on this site for hundreds of years. This Grade II listed building has been lived in by the same family for more than 60 years, and this is a rare opportunity to buy a very special and much-loved place.

Nestling amongst old dairy pastures and ancient oaks, dissected by leats and streams, this is a unique offering for a buyer with vision to continue with the restoration of the mill's wonderful machinery and working spaces, with the potential to generate electricity.

## ACCOMMODATION

From the driveway, the front door opens onto a hall from which all the principal rooms are accessed. There is a superb sitting room with windows on three sides and an impressive, open fireplace. Next to it is the dining room, once used as a snug also with a huge, working fireplace. Both rooms have exposed wooden beams. The study is next to the front door. To the rear is a wonderful, south facing kitchen with high ceilings and large windows facing east and south. This is unusual for a property of this age and creates an excellent entertaining space. Off the kitchen, which also has access to the south facing courtyard, there is a larder and utility room. In the corner of the kitchen is a spiral staircase which leads to a sitting room above, with views over the mill pond.

Upstairs, there are five bedrooms over two floors offering versatile accommodation. These include the principal bedroom on the 1st floor with a dual aspect and an en suite bathroom. There are two other bedrooms on the same floor and a further two on the 2nd floor. Each bedroom has a very different character and each is charming in its own way.

Above the working part of the mill, on the 2nd floor, there are some rooms used informally as a self-contained one bedroom flat which, being at the top, is flooded with light. It has its own access or can be reached through the house.

The mill floors where the machinery is located has great potential for a sympathetic change of use. The current owners had parties here and you can see why. Without removing the machinery there is the possibility of an additional reception room or entertainment space on the 1st floor and a rather grand entrance on the ground floor (all subject to consents). A temporary timber extension with bathroom facilities on the ground floor was added for an elderly relative and does not have consent.







### OUTSIDE

Access is from the east along a drive that begins with the ford over Wotton Brook and ends in front of the house with room for several cars. After crossing the stream there is a detached workshop at the start of the drive which is surrounded by a paddock to the south and north.

The house looks over fields towards the church and is surrounded by mature gardens and trees. On the south side, there are two mill ponds. The original pond lies to the west and is disused. The pond to the east stretches all the way to the eastern boundary. Both were used for driving the water wheel which lies on the west side. Apart from the workshop, there is a garage and a separate building adjacent to the parking area, both of which have potential for development (stp).

The present owners had an architect draw up sketched plans for possible changes inside and outside the property and for those who are interested, these are available on request.

A public footpath runs down the eastern border of the property, parallel to Wotton Brook and then crosses the driveway before continuing to follow the brook to a bridge. This is where there is a secondary access to the property, up a lane to Church Road. The footpath then crosses the field in front of the house and heads into the centre of the village.

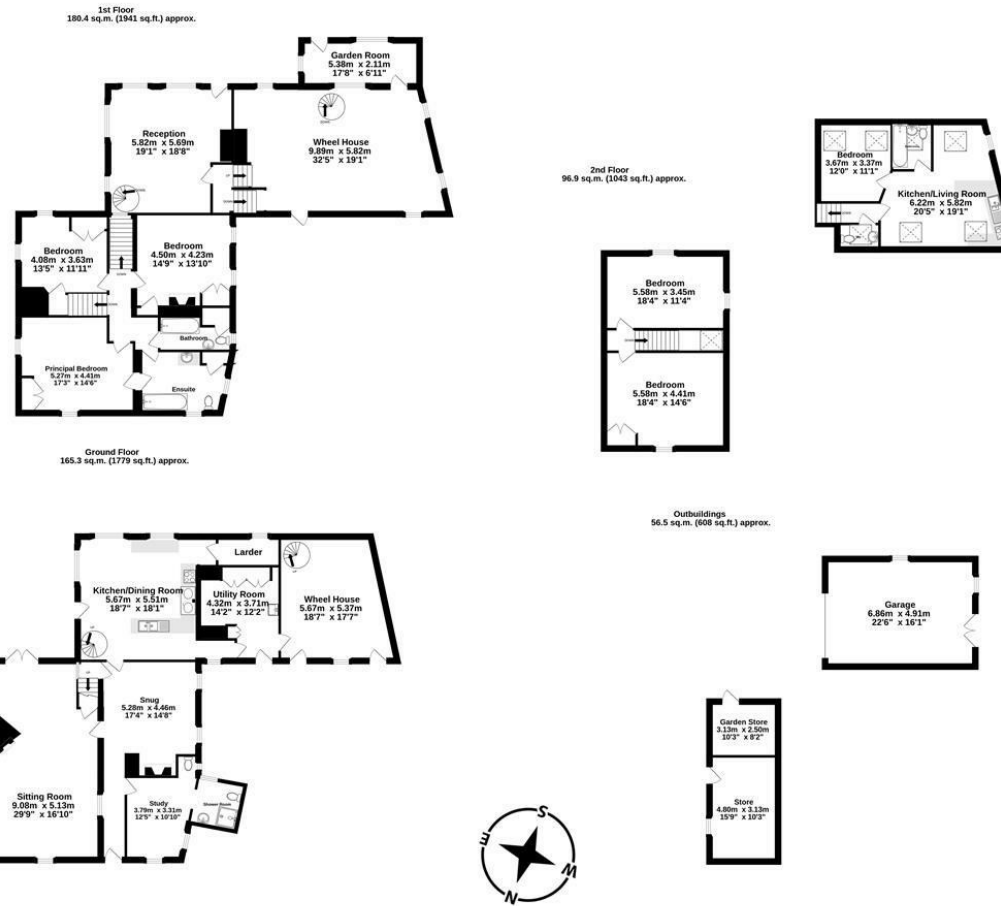
### AGENTS NOTE

1. Should the workshop and surrounding area next to Wotton Brook obtain planning permission within 25 years from the date of sale, the vendor will be due a 25% uplift of the market value of it.
2. The current owners have submitted an application to move the footpaths to the positions they have fenced.
3. The property has rights to access the leats for maintenance purposes.

### DIRECTIONS

From the M5 junction 30, head towards Exmouth on the A376. After passing the Royal Marines Training Centre on the right after Exton, ignore the first turning to Lypstone on your right and carry on. On the brow of the next hill with a sign to St Peter's School on the left, turn right. Immediately after this, fork left and follow the road down Strawberry Hill. At the bottom, drive across Church Road and down a small lane which is called Stone Lane. The Mill is at the end of this road after crossing over a stream.

From Exmouth, leave on the A376 towards Lypstone and Exeter. Shortly after leaving the 30mph limit the main road descends to the Saddlers Arms on the left and a set of traffic lights. Turn left here and follow Longmeadow Road until it rises gently to meet Strawberry Hill on the right. Immediately opposite Strawberry Hill turn sharp left down Stone Lane. The Mill is at the end of this road after crossing over a stream.



**TOTAL FLOOR AREA : 499.1 sq.m. (5372 sq.ft.) 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







