

The Iron Mills

Dunsford, Exeter, Devon, EX6 7EE

Dunsford (0.5 miles) Exeter (8 miles)

A Grade II Listed period cottage with grounds amounting to 0.8 acres and a substantial range of outbuildings in Dartmoor National Park.

- · Dartmoor National Park
- In need of renovation
- · Steel framed outbuildings
- Council Tax Band E
- Freehold

- · Grade II Listed 3 bedroom thatched cottage
- · Grade II Listed former Mill building
- . Grounds amounting 0.8 acres
- EPC G
- Development potential (STP)

Guide Price £600,000

SITUATION

Dunsford is a popular Teign Valley village, just within the eastern boundary of the Dartmoor National Park. The village is a popular place to live, largely due to its strong community which supports its own primary school (Ofsted: Good), pub, post office/village store, tea rooms and garage. The university and cathedral city of Exeter (8 miles) which has

The university and cathedral city of Exeter (8 miles) which has an extensive range of facilities befitting a centre of its importance including excellent shopping, dining, theatres, sporting and recreational pursuits. It has railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

The Iron Mills is a well positioned thatched three bedroom Grade II Listed period cottage with grounds amounting to 0.8 acres and a substantial range of outbuildings in Dartmoor National Park. The property would benefit from a schedule of renovation but once completed would make a picture perfect family home or a potential development site, subject to gaining the necessary planning consents.







ACCOMMODATION

The door from the front porch leads into a cross passage with doors into the sitting room and separate dining room, both with granite fireplaces and exposed stone walls. Off the sitting room is an area of hallway off which is a ground floor bathroom and stairs rising to the first floor. On from the hallway is a rear porch leading to a kitchen, with wall and floor mounted timber units, and on to a family room with parquet flooring and a bay window. Off the dining room is a secondary set of stairs with a ground floor bathroom and door to the rear courtyard.

Two sets of stairs lead to the first floor with two double bedrooms, a single bedroom and a useful storage room.

OUTBUILDINGS (Part Listed)

The former Mill building at Iron Mills, which is opposite the cottage, is a single storey building with an iron and timbershot waterwheel formerly used for the production of machinery tools. The building is Grade II Listed.

To the rear of the cottage, with a concrete yard to the front, are two steel framed buildings both measuring 60" x 48". To the side of the cottage is a further outbuilding which was formerly used as an office.

SERVICES

All mains connected Bandwidth - 4-5 Mbps

DIRECTIONS

From Exeter proceed on the B3212 towards Moretonhampstead. Proceed through Longdown towards Dunsford. On reaching the village carry on passed the village towards Doccombe/Moretonhampstead and after approx. 0.5 miles the property will be on your left identified by a Stags for sale board.



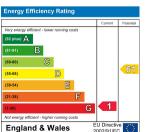




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