



Hayes Mill



Hayes Mill

Budleigh Salterton, Devon, EX9 7BT

A charming detached 4 bedroom former Mill with a large detached annex to the rear located in a lovely semi-rural setting on the edge of Woodbury Common.

- Charming former Mill with large detached 2 bedroom annex
- Driveway parking
- Views over adjoining fields
- Freehold
- Lovely mature gardens extending to 0.35 acres
- Adaptable accommodation with a ground floor ensuite bedroom
- Council Tax Band - E

Guide Price £700,000

SITUATION

Hayes Mill is a charming period property located along a quiet lane half a mile from East Budleigh that it is believed to have historically formed part of the Hayes Barton Estate, family home of Sir Walter Raleigh. East Budleigh is a charming, popular village to the west of the delightful River Otter Valley, surrounded by unspoilt countryside, with community public house and shop, primary school, local bus routes and a village hall. There are various footpaths in the locality to take advantage of the attractive countryside and the Jurassic coastline, along with Commons for walking, bird watching, cycling and riding. Budleigh Salterton is under two miles, which has an extensive range of facilities and access to a pretty, unspoilt pebbled beach, whilst a sandy beach at Exmouth is about six miles. The cathedral and university city of Exeter has an extensive range of facilities including excellent sporting and leisure facilities as well as a selection of shopping and private and state schooling. The M5 motorway (J30) is easily accessible and there are frequent public transport routes in the area, including rail services from Honiton to London Waterloo and Exeter to London Paddington and Exeter International Airport with daily flights to London.

DESCRIPTION

Hayes Mill is a charming period property and former water mill, although the mill workings have long since been removed and is located along a pretty, quiet lane in the East Devon countryside. The accommodation retains a number of character features including exposed wooden beams. On the ground floor there is a kitchen/dining room, a sitting room and a downstairs study/4th bedroom and on the first floor, 3 bedrooms and a bathroom. At the rear of the house is a spacious detached 2 bedroom timber lodge used as an annex with the whole plot extending to approximately 0.35 acres.



ACCOMMODATION

From the road, steps lead down to the main entrance which is via the conservatory, predominantly glazed with views over the front garden. The entrance hall provides stairs to the first floor and a useful storage cupboard. To the left is the kitchen/breakfast room, with a door to the enclosed courtyard to the rear. The cottage-style kitchen has a butler sink, timber worktops and space for appliances, the breakfast area has a curtained area with space for further appliances and houses the boiler and there is a built-in pantry. To the right of the hall is a generous sitting room with a dual aspect, under stairs cupboard and a fireplace with an inset wood burner. Leading from the sitting room is a study/bedroom 4, a versatile room with a side aspect window, a built-in storage cupboard and a shower room with sink and wc. The first floor landing has a rear aspect and an airing cupboard. Doors lead to bedroom 1 which has two front aspect windows with garden views, built-in wardrobes and stripped wood flooring. Bedroom 2 has a front aspect with garden views and built in wardrobes. Bedroom 3 has a side aspect with fitted cupboards. There is also a family bathroom with panel bath, LLWC and a hand wash basin.

ANNEX

Located to the rear of the property 'The Shed' is a detached ancillary garden structure confirmed by East Devon District Council as not requiring specific planning permission provided it is used for purposes incidental to the main house. It is arranged with a spacious open plan living area with a dual aspect and three sets of doors leading out to the surrounding gardens, 2 bedrooms and a shower room providing a walk-in shower, wc and basin.

GARDENS

A charming feature of The Mill are the gardens which wrap around the house on 3 sides extending to approximately 0.35 acres in total. To the front is an area of lawn extending in front of the conservatory and bordered by flower beds with the lawn extending around to the side where there is a timber summer house and lovely views over neighbouring countryside. To the rear is The Shed with garden in front and to the side a gravelled off road parking area. Immediately to the rear of The Mill is a courtyard garden bordered by a high stone wall.

SERVICES

Current Council Tax: E

Utilities: Mains electric, water, telephone

Drainage: Private

Heating: Oil-fired central heating

Tenure: Freehold

Standard, broadband available. O2, Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head out of the city towards the M5 junction 30, continue straight across the roundabout and at the next one straight over towards Sidmouth on the A3052. At the cross roads with the Equestrian cafe, turn right towards Woodbury Common, continue over the common and at the next cross roads turn left towards Yettington. Continue through Yettington and take the next turning on the right just before the entrance to Bicton. Follow the road and Hayes Mill is along on the right hand side.



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)	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			
		37	81
England & Wales		EU Directive 2002/91/EC	

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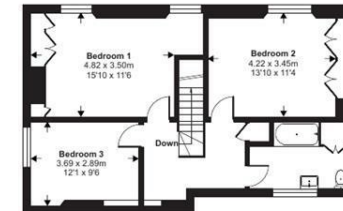
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Approximate Area = 1670 sq ft / 155.1 sq m
Annexe = 1108 sq ft / 102.9 sq m
Total = 2778 sq ft / 258 sq m

For identification only - Not to scale



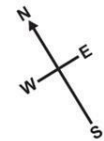
Annexe



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1140590



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