



Lower Mill

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Lower Mill Lane, Cullompton, EX15 1DE

Cullompton Town Centre 0.2 mile. M5 (J28) 1 mile. Tiverton Parkway Train Station 6 miles.

Beautifully presented historic period former Mill with water wheel and leat, in town edge setting with direct footpath and community fields access.

- Non-Listed Detached Period Former Mill
- 6 Bedrooms, 3 Bathrooms
- 32' Kitchen/ dining/ living room
- Walking distance from Town centre
- Potential self contained multigenerational living (STC)
- Mill Wheel and Leat
- 24' Double Garage and gated drive
- M5 (J28) 1 mile
- Council Tax Band F
- Freehold

Guide Price £795,000

SITUATION

The property is ideally situated in a tucked away location just off the town centre and close to open countryside, combining rare walking access to amenities and culm valley footpaths and community fields on its doorsteps.

Cullompton is a bustling town with an excellent range of services, shops and amenities including primary and secondary schools and sports centre. The M5 J28 is approximately 1 mile allowing access to Exeter, Taunton, Bristol and beyond.

Tiverton Parkway Station is 6 miles with mainline trains to London Paddington.

DESCRIPTION

A large historic period former Mill, this unusual and particularly spacious home is quite unique and is graced with it's own water wheel and Mill leat.

Arranged over three floors, this versatile building has large parking provided within an integral double garage and gated drive as well as workshop and storage areas. The extensive and versatile accommodation offers potential for self contained, multi-generational living, subject to necessary consents. A particular feature within the centre of the home is a stunning kitchen/ dining/ living room extending to 32' with attractive views to the leat and beyond.

There is also a particularly spacious top floor attic providing scope for further bedrooms, hobby/ games rooms.



ACCOMMODATION

An entrance lobby gives access to cloakroom with WC and also to a sitting room with adjoining large utility with rear garden access. The utility has potential to form a second kitchen if required, subject to necessary consents.

On the first floor a master suite is located off the landing with large bedroom area, walk-in wardrobe and luxury ensuite bathroom, with bath and separate shower. Continuing on the first floor is a stunning 32' Kitchen/ dining/ living room with recently refitted kitchen area and feature mill wheel workings. A playroom/ bedroom 6 lies off the Kitchen/ dining/ living room as well as a study/ landing space with staircase to ground and second floor.

On the second floor are four bedrooms, one of which benefits from an ensuite. A family bathroom and separate sauna is also located on this floor.

On the third floor is an open space currently used as a storage and hobby space, having potential for a number of uses including further bedrooms, games room or cinema room.

Located within the ground floor is a double garage, workshop and open water wheel and leat.

OUTSIDE

The property is accessed via Lower Mill Lane, a no through road which terminates at Lower Mill. Double doors to the side of the property opens to a private driveway for 2/3 cars. Further parking is provided by the integral double garage.

To the rear of the property a wide patio and terrace runs across the rear providing excellent seating and extending space overlooking the mill leat, providing a superb water feature of boundless interest. Beyond the patio is a lawned garden enclosed by fencing and hedging.

On the first floor a garden terrace opens from the kitchen/dining/living room and provides a wide outlook and catching the afternoon sun when it shines.

A further separate area of land lies to the side of the property, beyond a public footpath which is part of a copse/ open space which again has good potential as allotments or a great open space for leisure use or nature reserve boarding the community fields.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating. Double glazing. 16 PV Panels and 4 batteries. EV charging point. Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, O2 (Limited) & Vodafone (Limited). External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council. Cullompton Conservation Area

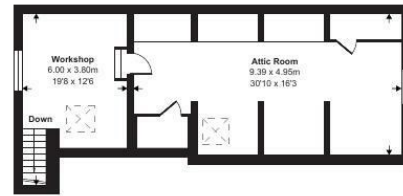
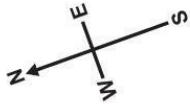
VIEWINGS

Strictly by appointment via Stags Tiverton

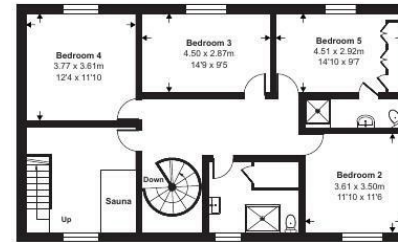
DIRECTIONS

From the centre of Cullompton (fore street heading south), turn left into Cockpit Hill, first left again into Queens Square and then leading into Lower Mill Lane as it meanders to the bottom and Lower Mill is the property ahead of you at the bottom. Please drive to the right of the house and park in the drive.

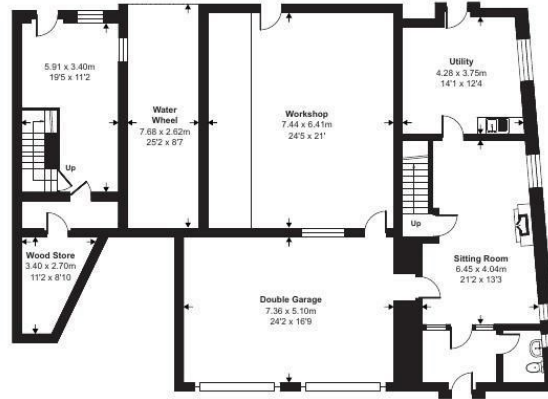




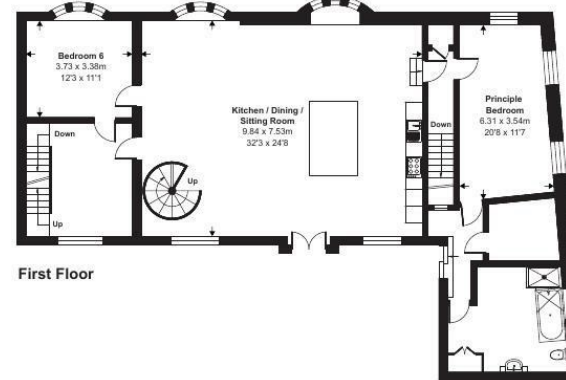
Third Floor



Second Floor



Ground Floor



First Floor

Approximate Area = 4392 sq ft / 408 sq m (excludes water wheel)

Garage = 404 sq ft / 37.5 sq m

Outbuilding = 528 sq ft / 49 sq m

Total = 5324 sq ft / 494.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1202120

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		82
(49-60) C		
(35-48) D	62	
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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