



Millhayes







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Bickleigh, Tiverton, Devon, EX16 8RG

Tiverton 3.5 Miles | Exeter 10 Miles | M5 (J27)/ Tiverton Parkway 10 Miles

A large attractive period home with versatile accommodation for multi-generational living, outbuildings and large established gardens.

- Charming Period Family Home
- Five Bedrooms
- Potential for Multi-Generational Living
- Barn, Workshop & Store Room
- Council Tax Band G
- 3778 SqFt of Accommodation
- Six Reception Rooms
- Immaculately Maintained Gardens
- Located within Exe-Valley
- Freehold

Guide Price £700,000

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SITUATION

Millhayes is located on the edge of Bickleigh in the renowned Exe Valley with beautiful, unspoilt countryside. A short distance from the property is Bickleigh Mill with day-time cafe and restaurant, whilst across Bickleigh Bridge is The Fisherman's Cot public house enjoying views across the river. Bickleigh offers a well-regarded primary school, church, parish hall and vineyard, all with superb access to both Tiverton & Exeter.

The market town of Tiverton, 3.5 miles, offers a wide range of amenities including recreational and educational facilities with Blundell's School offering discounts to local pupils. The vibrant, cathedral and university, city of Exeter, 10 miles distant, is a very convenient drive, offering a wider array of educational institutions, shopping, dining, and cultural amenities.

At Junction 27 of the M5 is Tiverton Parkway Station, with direct trains to London, Paddington, taking approximately 2 hours.

DESCRIPTION

Millhayes has been within the same family for over 50 years and has been immaculately maintained with beautifully landscaped gardens and the benefit of outbuildings. Located within the beautiful Exe-Valley, this spacious period property offers exceptionally versatile accommodation across 3778 Sq.Ft. with the option of multi-generational living, all within walking distance of a café, restaurant and public house. In total, the property provides five bedrooms, six reception rooms, two kitchens, several integral outbuildings and beautifully landscaped gardens with an abundance of shrubs, perennials and mature trees.

ACCOMMODATION

The entrance vestibule and hallway welcome visitors to Millhayes. To the southern end of the property lies the spacious and formal, triple aspect, sitting room offering a wood burning stove with stone surround, windows with shutters and a doorway leading through to the conservatory with views overlooking and access to the garden. The kitchen/ breakfast room sits centrally within the property with wooden wall and base units, granite worktops, range cooker and ample space for table and chairs for informal dining. A hallway gives access to the rear garden. Adjacent to the kitchen is the dining room providing a well-proportioned room for formal dining and features a large inglenook fireplace with wooden lintel. Beyond is the dual aspect snug off which lies a useful utility, boiler room and cloakroom. From the side of the property, an external door leads through to a secondary kitchen. Beyond lies the dining room, giving access to a useful store room and cloakroom.

From the entrance hallway, stairs rise to the first-floor landing giving access to the three well-proportioned bedrooms, a useful study/ workroom and family bathroom with corner shower unit, bath, wash basin and WC. Beyond, a doorway leads through to a further two bedrooms, a bright and spacious living room with views over the garden and an additional family bathroom. A staircase, from the corridor leads, down to the secondary kitchen.





OUTSIDE

To the rear of the property are beautifully established and well-maintained landscaped gardens. The majority is laid lawn with intertwining pathways and borders containing an abundance of mature shrubs, perennials and trees, including magnolias, apples and willows. A delightful tree house sits within a chestnut tree on the eastern boundary.

The property benefits from several integral outbuildings including a workshop and barn. The large workshop benefits from pedestrian access from both the rear of the property and garden, whilst the adjacent barn benefits from vehicular access. The barn also hosts a galleried landing by way of a timber staircase, with an interconnecting door back into the house via bedroom 4.

The property benefits from parking to the front of the property as well as a right to access the doors of the barn on the north of the property.

SERVICES

Mains electricity and water. Private drainage via treatment plant installed in 2022. Oil Fired central heating. LPG Bottles for cooking/ gas hob.

Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps.

Superfast: Download 53Mbps, Upload 8Mbps.

Ofcom predicted mobile coverage for voice and data: Internal – EE, Three and O2 (Limited).

External – EE, Three, O2 and Vodafone (Limited).

Local Authority: Mid Devon District Council. Bickleigh Conservation Area.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

Leaving Tiverton, head south bound on the A396. After approximately 3 miles, pass over Bickleigh Bridge, bearing left into the Bickleigh Mill access road. After a short distance, Millhayes will appear in front of you, just passed Bickleigh Mill.

Approximate Gross Internal Area = 366.8 sq m / 3948.2 sq ft

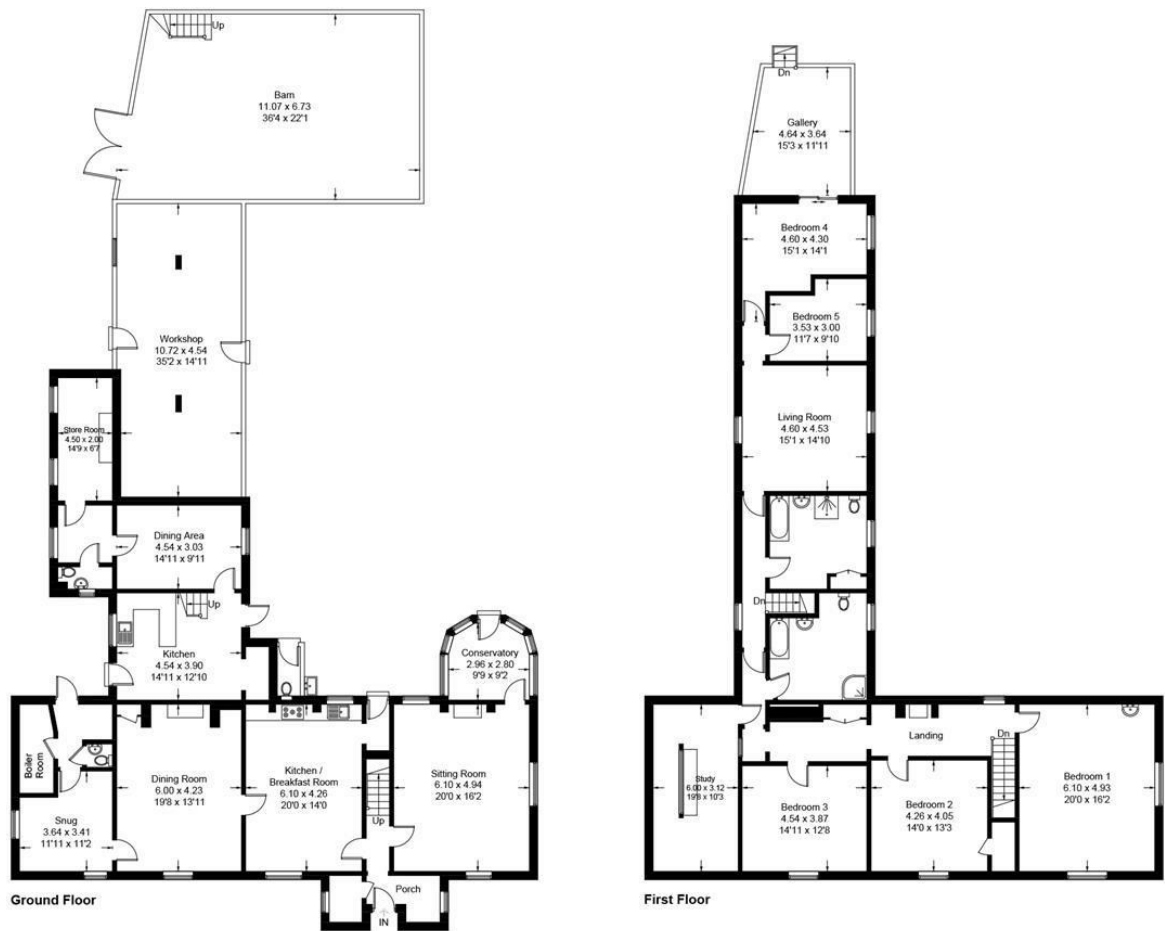


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212608)



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 | | 69 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 28 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



