



The Old Mill



**STAGS**



# The Old Mill King Street

, Honiton, EX14 1AG

Honiton High Street 0.3 miles; Honiton Station 0.4 miles; Exeter Airport 12.2 miles

Wonderfully renovated historic mill  
close to the town centre. EPC C

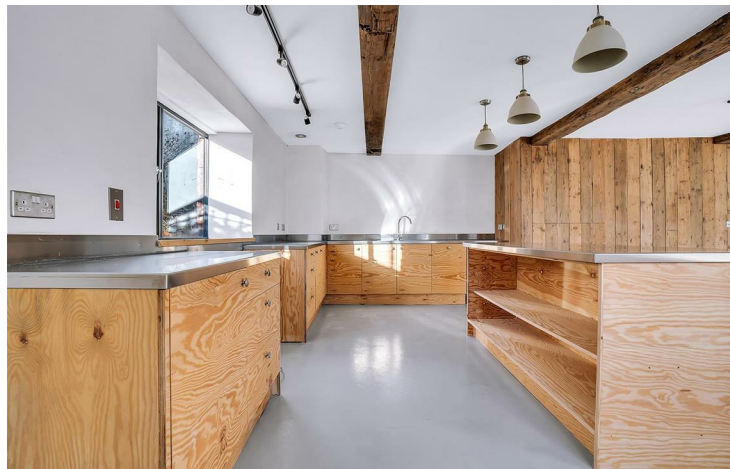
- Grade II Listed Former Mill
- Character features
- Close to the town centre
- No onward chain
- Council tax TBC
- Recently renovated
- New heating and electric systems
- Accommodation over 3 floors
- Freehold

Guide Price £425,000

## SITUATION

Situated in the picturesque town of Honiton, The Old Mill offers a peaceful residential setting while being just a short walk or drive from a variety of local amenities, schools, and transport links, within the central conservation area. Honiton is well-known for its charming antique shops, stunning surrounding countryside, and convenient access to the beautiful East Devon coastline. Local amenities are close by, including supermarkets, independent shops, schools, and leisure facilities, all within easy reach.

The area benefits from excellent transport connections, including easy access to the A30 and Honiton Railway Station, which offers direct services to Exeter and London.





## DESCRIPTION

The Old Mill has been beautifully renovated and expertly restored by a local developer, combining contemporary design with traditional craftsmanship with exposed stone under a slate roof. Modern aluminium windows and fittings are integrated with classic materials, including lime render and timber board insulation, creating a stylish and comfortable living space.

The ground floor features a functional utility room with a sink and storage, as well as a modern shower room. The hallway leads to the cosy yet spacious lounge, showcasing a charming historic mill feature and a log burner. Double glass doors lead to a small private courtyard.

Upstairs, the newly fitted kitchen diner would make a great entertaining space and offers plenty of storage and workspace. A striking water mill feature adds character to the room. The south-facing terrace can be accessed from here, overlooking the original water wheel.

A second set of stairs leads to a family bathroom and two good sized bedrooms. Additionally, a separate spiral staircase near the front door leads to the third bedroom/ study, offering added privacy and a unique layout to maximise space.

## OUTSIDE

Accessed from the kitchen diner is a door to a south facing terrace over looking the wonderful old water wheel. Off the sitting room is a small courtyard.

There is an adjacent area of land for parking and outdoor space, that has planning permission for a new dwelling (Ref 21/0753/FUL) for a guide price £75,000.

## SERVICES

Mains water, electric, drainage and gas. Gas fired central heating. Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with Three, 02, Vodafone and EE. (Ofcom). The property has a low risk of surface water flooding.

## DIRECTIONS

From the Stags Honiton office. take a left down the high street and turn left onto New Street, then just before the Star Inn, take the first right onto King Street. Follow this road for around 0.3 miles and the property can be found on your right, just after the turning onto Mill Street





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.

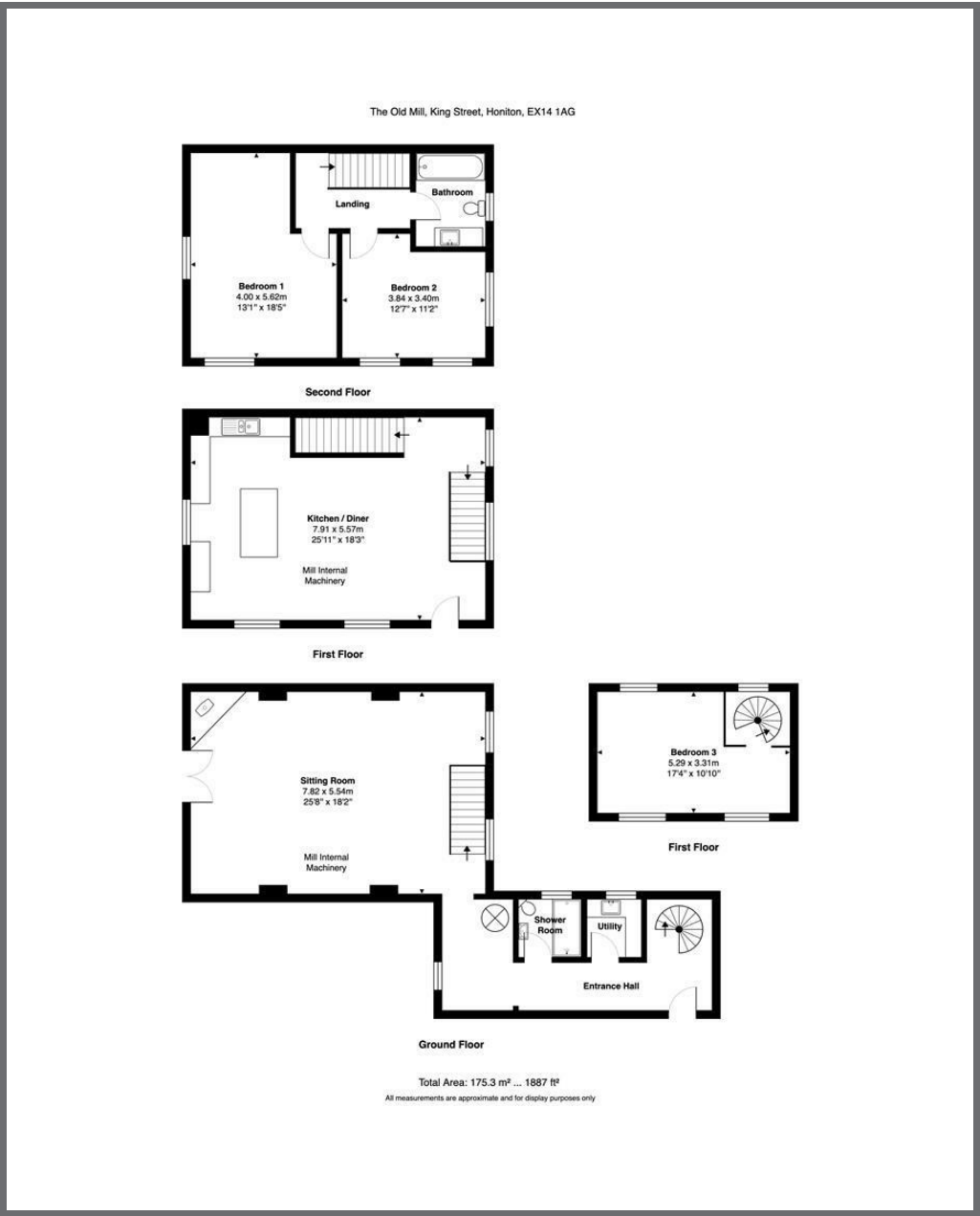


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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