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Dowland Mill





Hatherleigh 4 Miles, Okehampton 11 Miles.

A Charming Grade II Listed C17 former mill cottage with no near neighbours set in 1.77 acres.

- Sitting and Dining Room
- Kitchen and Bathroom
- Three Bedrooms
- Gardens and Woodland
- No Near Neighbours
- 1.77 Acres
- Stream Border
- Freehold
- Council Tax Band E
- EPC Band E

Guide Price £450,000



SITUATION

Dowland Mill occupies an enviable semi rural location with no immediate neighbours surrounded by its own land. The nearby village of Iddesleigh is just half a mile away. The village has an ancient church and a highly regarded inn, the Duke of York, which is renowned for its fine food and ales. The larger town of Okehampton lies approximately 11 miles distant, located on the fringes of the Dartmoor National Park and offering a more comprehensive range of shops and services including three supermarkets, primary and secondary schooling. From the town, the A30 dual carriageway is easily accessible, providing a direct link east to Exeter and the M5 and west to Cornwall and Plymouth.

DESCRIPTION

Dowland Mill is a former, Grade II listed mill cottage, believed to date back to the mid 17th century with a early C20 additions. The property is believed to be of stone and cob construction under a concrete tiled roof. Internally the property boasts two reception rooms, the living room having a most impressive inglenook fireplace, whilst the dual aspect dining room also boasts a fireplace. The remainder of the rooms on the ground floor comprise a well fitted kitchen and ground floor bathroom and hallway. A staircase from the kitchen rises to the first floor, where three double bedrooms can be found, together with a small study area/potential en suite. The cottage boasts many period features including beamed ceilings, open fireplaces, a variety of exposed timbers and doors, together with what is believed to be an original window in the study area. Occupying a idyllic position with no near neighbours, and benefitting from areas of woodland, gardens and natural areas, a large pond and lovely stream border. In total the land extends to 1.77 acres.

ACCOMMODATION

Via covered porch with pendant light and fitted bench seats with side windows, door to: ENTRANCE HALL: Doors to, LIVING ROOM: Double aspect windows, radiator, heavily beamed ceiling, impressive inglenook fireplace with timber bressummer with original bread oven and inset multi fuel stove. DINING ROOM: A double aspect room with part timber panelling to walls, recessed display niche and beamed ceiling. Oil fired Stanley (not working) inset in inglenook fireplace with original bread oven. Wall mounted thermostat control for central heating (via external oil fired boiler). Door to KITCHEN: Stairs to first floor, ancient timber door to understairs storage cupboard, modern range of timber base cupboards and drawers with roll edge worksurfaces over. Inset Butler sink and drainer. Integral electric oven,

fridge, freezer and dishwasher. hob with extractor hood over, beamed ceiling, Tiled floor, two double aspect windows, one of which is double glazed, radiator. Door to: REAR LOBBY: With radiator, half glazed door and side window to garden, tiled floor, door to: BATHROOM: Comprising WC. Pedestal wash hand basin, panelled bath and shower cubicle with electric shower. Tiled floor, heated towel rail and radiator and two windows to the rear aspect.

FIRST FLOOR LANDING: Doors to: BEDROOM 3: Window to the front aspect, fitted cupboard and access to loft hatch. BEDROOM 2: An attractive double aspect room with inset spotlights and exposed timbers. Radiator, recessed wardrobe area (formally a doorway through to bedroom 1). Doorway to: DRESSING AREA: With original window to front. Potential en suite (if required and subject to the necessary consents), door to: BEDROOM 1: Double aspect windows, one of which is double glazed, exposed timbers.

OUTSIDE

The property is approached via a five bar gate, which opens to a hedged driveway with parking for numerous vehicles. Adjacent is a further parking area with large timber SHED. Adjacent is a timber WORKSHOP: With light and power connected and adjoining CARPORT. A cobbled path leads through a pedestrian gate, to the front of the cottage. The front gardens are on two levels and primarily laid to lawn with many mature trees and bushes. There is a STONE OUTBUILDING (in need of repair) to the left of the cottage. Immediately to the rear of the house is a level lawned garden and area of orchard with a variety of apple and pear trees. Further areas of garden lie to the left and right of the property. To the left is a wooded area, opening to a large spring fed pond. A stream forms the rear boundary, providing a delightful backdrop. Forming the right boundary is a conifer plantation, which was planted approximately over 20 years ago. The total plot measures approximately 1.77 acres.

SERVICES

Mains electricity and water. Oil fired central heating and private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Broadband Coverage: Standard available up to 2Mbps (Ofcom) Mobile Coverage: None indoors, O2 likely outdoors (Ofcom)

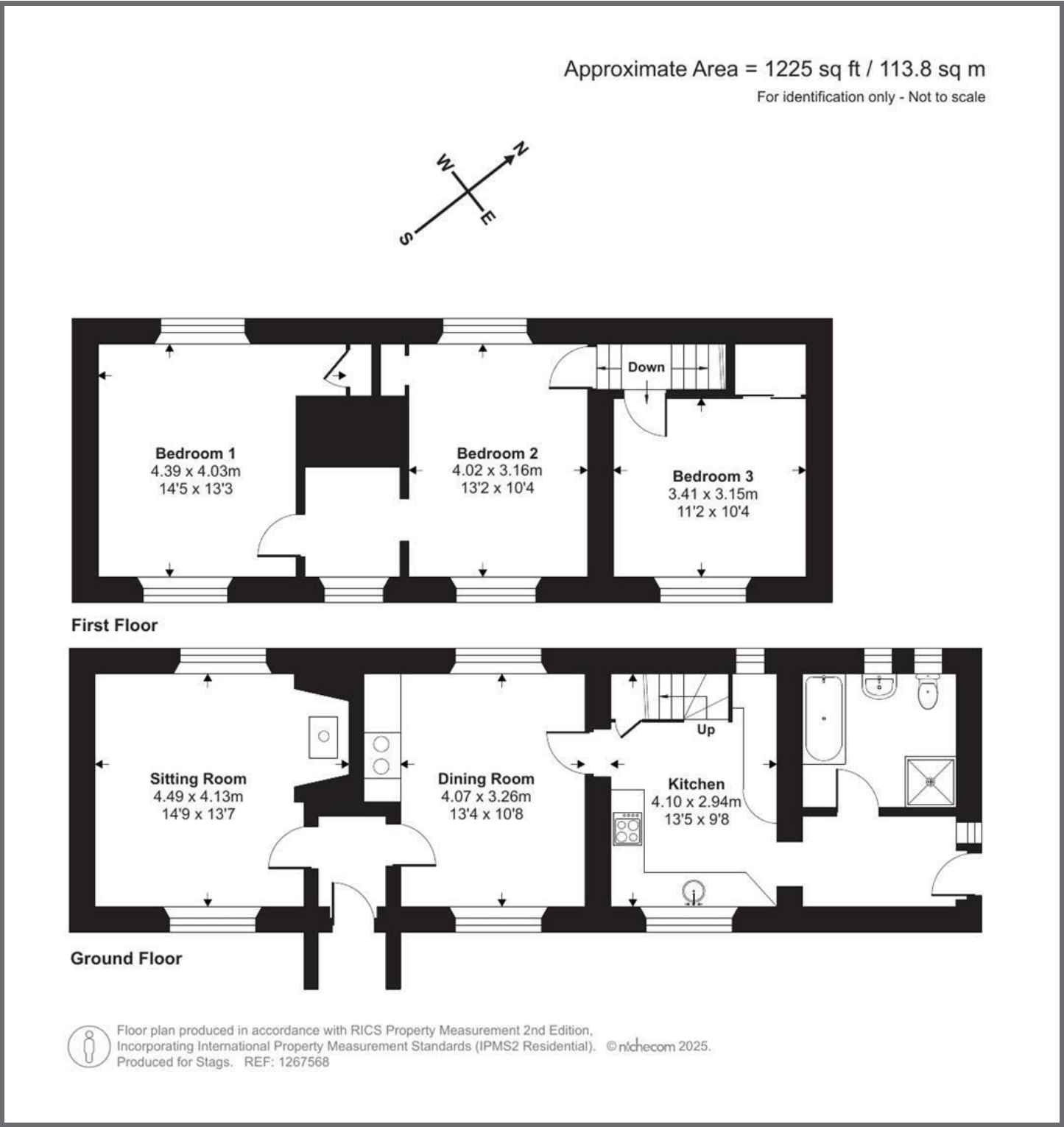
DIRECTIONS

For SAT NAV purposes the postcode is EX19 8PE what3words outburst.face.lifted

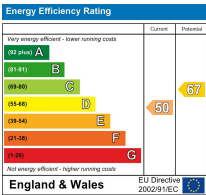








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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