



Nymet Mill Farm



Nymet Mill Farm

Lapford, Crediton, EX17 6QX

Lapford 2 miles Crediton 10 miles Exeter 17 miles

A former watermill in a beautiful valley setting with useful outbuildings, pasture and woodland

- Beautiful Valley Setting
- Extensive Accommodation
- 3 Receptions/6 Bedrooms
- Suitable for Dual Family Occupation
- Traditional and Modern Buildings
- Pasture, Woodland and Orchard
- 333 Yards Fishing Rights
- Total About 11.75 Acres
- Freehold
- Council Tax Band G

Offers Invited £1,050,000

Situation

Nymet Mill Farm is in an absolutely wonderful setting in the Taw Valley, surrounded by stunning, unspoilt countryside of rolling hills and wooded valleys. The local village of Lapford is only two miles away and offers a good range of amenities, including an excellent village shop/garage, post office, pubs, primary school and pre-school. There is also a railway station on the Tarka Line between Barnstaple and Exeter. The market town of Crediton (10 miles) has a larger range of facilities including shopping, schooling and recreational amenities. The university and Cathedral City of Exeter lies some 17 miles away and has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. There are two mainline railway stations at Exeter on the London Waterloo and Paddington lines, and Exeter International Airport is within easy reach.

Description

Nymet Mill itself was originally a corn mill, last believed to be in use around the early 20th Century. The mill and adjoining miller's cottage have been amalgamated and converted to provide the current, extensive living accommodation which could easily be utilised for dual family accommodation if required. There is a handy range of buildings which offer much scope for a wide variety of uses including conversion to residential use (subject to the necessary consents).



Accommodation

An open PORCH with stable type front door leads into a RECEPTION HALL with slate floor, exposed ceiling beams and feature mill gearing. To the left a passageway with wide window overlooking the original mill wheel leads to a BEDROOM and an adjacent SHOWER ROOM. Off the hall, stairs lead to a large, open plan KITCHEN/LIVING ROOM with triple aspect views over the gardens and river, stone fireplace with wood burning stove. Glazed double doors lead onto a paved terrace with a lovely outlook across the river. The kitchen area has fitted modern units with wooden worktops and integrated appliances include an oven and hob as well as a stainless steel sink. Off this open plan room is a double BEDROOM with built-in wardrobes and an EN-SUITE BATHROOM.

The DINING ROOM has an oak floor and a stone fireplace with bread oven and wood burning stove. Steps lead into the second KITCHEN with oak floor, oil fired Aga, oak fronted modern units with worktops over and ceramic sink. A stable door leads to an open PORCH and a secondary staircase leads up to the first floor. Steps lead up to the UTILITY with stainless steel sink unit and store cupboard. Rear BOOT ROOM with stable door to rear and door to BEDROOM 5.

On the FIRST FLOOR at the higher end of the property the LANDING has built-in wardrobes and leads on to a BATHROOM fitted with a modern suite and THREE FURTHER BEDROOMS (1 with EN-SUITE SHOWER ROOM).

Outside

The stunning gardens comprise an expanse of mainly lawned areas with well-stocked borders and mature trees. To the rear is a further area of lawned garden with many fruit trees that leads through to an arboretum area, again surrounded by mature trees.

There are attractive river meadows and a large orchard with many apple trees, and a lovely run of pasture land mainly above the house. There is also an acre of mature deciduous woodland. In total the property extends to about 11.75 ACRES.

Outbuildings

There is a higher YARD with a modern clear span SHED 60' x 29' with further lean-to to side 60' x 14'5". This modern building has recently had consent under Class Q for conversion to a residential dwelling though this has now expired. There is also an adjacent timber-framed STABLE BLOCK (2 stables). Opposite the house is a stone and cob BARN with loft over that has much potential for alternative uses. The vaulted first floor of this building has recently been utilised as a party room with basic kitchen facilities, bathroom and two bedrooms.

Fishing Rights

There are about 333 yards of single bank fishing rights included on the River Taw that forms the western boundary of the property.

Services and additional information.

Mains electricity and water, private drainage (Septic tank and soakaway). Oil fired central heating. Standard broadband is available. Mobile coverage available from O2 and Vodafone. There is a public footpath that runs through the property, marked on the land plan.

Viewing

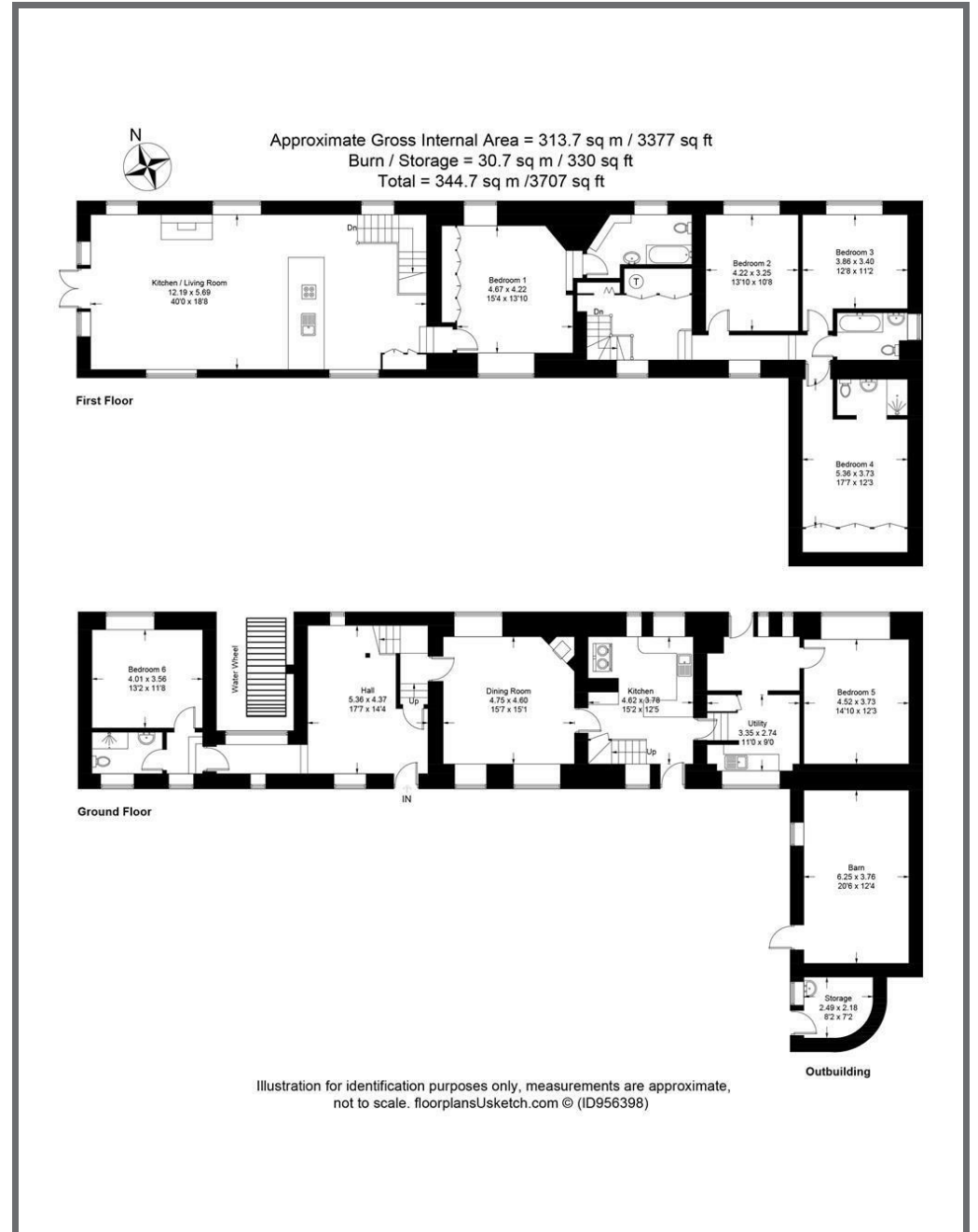
Strictly by prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3226 out of town signposted to Crediton. Continue on this road through the valley for approximately seven miles and at Fortescue Cross, Newnham turn left onto the A377. Stay on this road for a further seven miles and shortly after passing through Chenson turn right signposted to Nymet Rowland. Continue over the bridge and then shortly afterwards turn right into the driveway that leads to the property. What3words Ref: trickled.small.lands



These particulars are a guide only and should not be relied upon for any purpose.



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	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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