



The Corn Mill & Mill Meadow Cottage



# The Corn Mill & Mill Meadow Cottage

East Down, Barnstaple, Devon EX31 4LZ

In a peaceful valley within easy access of Barnstaple, Exmoor & the Coast.

**A detached former corn mill conversion & detached cottage [BOTH WITH HOLIDAY RESTRICTED USE] set in 8 acres with river frontage, in timeless hamlet.**

- Detached 2/3 bedroom former corn mill
- BOTH HOLIDAY RESTRICTED
- Ample parking, Stabling.
- Gardens, pond, river frontage, pasture
- Business rates.
- Detached 1 bedroom cottage
- NEITHER TO BE LIVED IN PERMANENTLY
- Total 8 acres, available with less.
- Lovely rural surroundings
- Freehold

Guide Price £650,000

## SITUATION & AMENITIES

Set back from a little used country lane in a tranquil hamlet, just less than 1 mile from the village pub/restaurant and village hall at East Down. Barnstaple, the regional centre, is about 15 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as rail services, Pannier Market and District Hospital. At Barnstaple there is access to the North Devon Link Road which runs through in around 45 minutes or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The property is close to the fringes of Exmoor National Park and is also a short car journey from the North Devon Coast. The famous beaches and surfing resorts of Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe are all around 30 minutes by car. The nearest international airports are at Bristol and Exeter.

## SERVICES

Mains, electricity and water. Drainage is to a sewage treatment plant (each cottage has their own). Central heating in The Corn Mill is oil and, in the cottage, Bottled Gas.

## DIRECTIONS

Leaving Barnstaple on the A39, pass the District Hospital on your right, continue through the village of Shirwell and on towards East Down. After several miles, on a bend in the road, bear left to East Down signed 'The Pyne Arms'. Continue through the village, pass the pub on your right-hand side, continue for less than half a mile and then take the turning on the bend in the road signed 'Bugford and Stonecombe'. Continue for just over half a mile and the property will be on your left as you descend the hill.

## SPECIAL NOTE

The vendor owns an adjoining car repair workshop, it is intended to relinquish access to this once The Corn Mill is sold, as a lower access point already exists. The vendor is also intending to submit an application for replacement of the building with a new detached holiday restricted dwelling.



## DESCRIPTION

The Corn Mill comprises a detached character property which presents elevation of stone, with double glazed windows beneath a slate roof. The elevations incorporate two original mill stones. The property was converted/reconstructed following planning consent granted by North Devon Council on 31st Jan 2014 under the planning reference 56811. The planning consent states "The development hereby permitted should not be used otherwise than for the provision of short let holiday accommodation. The property shall not be occupied as permanent dwelling and shall not be occupied by any one person for a period exceeding 28 days in any calendar year."

Mill Meadow Cottage predates The Corn Mill and presents similar elevations and has a similar holiday restricted planning use. Both properties have designated parking and garden areas. The setting is quite delightful as both properties are situated towards the bottom of a valley, bounded by the River Yeo which passes through a scenic small lake/large pond, surrounded by woodland. The area immediately adjacent to the property amounts to approximately 2.42 acres and in addition there is an adjoining parcel of land, understood to amount to around 5.5 acres, mainly laid to pasture as five enclosures. The property is available in its entirety or without the additional land.

Both properties are arranged on a reverse living basis and the accommodation is more clearly identified on the accompanying floorplans but comprise in brief;

## THE CORNMILL

### GROUND FLOOR

PORCH/BOOT ROOM, access to ENTRANCE HALL with cupboard under stairs. BEDROOM 1. EN-SUITE SHOWER ROOM, shower cubicle, pedestal wash basin, low level WC, strip light/shaver point and extractor fan. DRESSING ROOM with door to outside. BEDROOM 2 with pedestal wash basin, double built in wardrobe, beamed ceiling. BATHROOM with panelled bath, hand held shower attachment, shower cubicle, pedestal wash basin, low level WC, strip light/shaver point. UTILITY/BOILER ROOM with plumbing for a washing machine, freestanding oil fired boiler for central heating and domestic hot water.

### FIRST FLOOR

Open plan LOUNGE/DINING ROOM/KITCHEN in three distinct 'zones'. The living area is separated from the kitchen/breakfast room area by the galleried top of the staircase. There is stripped wood flooring throughout. Within the sitting area, French doors lead to a balcony with bridge return to the upper drive. The dining area and kitchen/breakfast room are in a cream theme with wood effect work surfaces, incorporating single drainer stainless sink unit, hot point double oven with ceramic hob above and extractor hood over, breakfast bar and four stools, central matching island, storage cupboard under, further work surfaces, drawers and appliance space beneath. OCCASIONAL BEDROOM 3/GAMES ROOM/STUDY with restricted head height.

## MILL MEADOW COTTAGE

### GROUND FLOOR

ENTRANCE LOBBY with plumbing for washing machine, stable door to the KITCHEN with ample base and wall units, single drainer stainless sink unit, space for cooker and fridge. BEDROOM with beamed ceiling. EN-SUITE SHOWER ROOM with tiled cubicle, wash hand basin, low level WC, strip light/shaver point, wall mounted Calor gas fired boiler for central heating and domestic hot water, light activated extractor fan.

### FIRST FLOOR

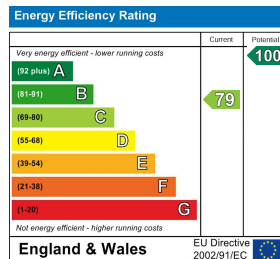
LIVING ROOM with strip wood flooring, French doors leading to the balcony.

### OUTSIDE

Both properties have raised sundecks. There is ample parking for at least six vehicles on the lower drive as well as additional parking on the upper drive. Adjacent to The Corn Mill is a STABLE and adjacent to the cottage is a store and TWO MORE STABLES, as well as a DETACHED TIMBER SHED. Each of the stable blocks may offer potential for replacement/conversion into additional accommodation (subject to the necessary planning). The grounds are laid to sweeping lawns, bounded by mature trees and shrubs. Taking centre stage is the most attractive pond, featuring Water Lily's and stocked with fish including Roach. A grass track leads to the adjoining pasture land. The track is also a designated public footpath. The land gently slopes and has a spring in one of the enclosures.



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



30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Area = 1701 sq ft / 158. sq m  
 Limited Use Area(s) = 361 sq ft / 33.5 sq m  
 Annexe = 508 sq ft / 47.1 sq m  
 Outbuilding = 457 sq ft / 42.4 sq m  
 Total = 3027 sq ft / 281.2 sq m

**The Corn Mill**

Ground Floor

First Floor

Mill Meadow First Floor

Mill Meadow Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2023. Produced for Stags. REF: 1038394