



# Plaistow Mill & Riverside Cottage











# Plaistow Mill & Riverside Cottage

Muddiford, Barnstaple, Devon, EX31 4EX

Barnstaple, the Coast and Exmoor, all about 15/20 minutes.

A substantial Grade II Listed period mill house, adjoining cottage, former stone flour mill with wheel, other period buildings [all with potential] set in 4.95 acres with extensive river frontage.



- 5/7 Bedroom Main Period House
- Scope To Enlarge Cottage, Sauna
- Other Stone Buildings, all with potential stpp.
- Licensed Venue with stage, bar, WCs. Business elements.
- Council Tax Band E
- 2 Bedroom Wing/Annexe/Holiday Let
- Large Stone Former Mill Building with wheel
- Currently; Studio/Workshops/Stabling/Stores
- 4.95 acres, mainly pasture
- Freehold

Offers In Excess Of £995,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP  
01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS  
020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION & AMENITIES

Muddiford is a village around three miles from the regional centre of Barnstaple, which offers the area's main business, commercial, leisure and shopping venues, as well as District Hospital. At Barnstaple there is access to the North Devon Link Road, which runs through, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over two hours. Less than half an hour by car are the beauties of Exmoor National Park and the famous sandy surfing beaches of Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe. The area is well served by excellent state and private schools. The nearest International Airports are at Bristol and Exeter.

## DESCRIPTION

Plastow Mill offers various components and is also suitable for a variety of uses, both residential and commercial (possibly a holiday complex, wedding venue, equestrian orientated etc). These components include the main substantial, detached, Former Mill House which presents painted rendered elevations beneath a slate roof. The property has origins in the 1600's with Georgian facade added later and is Grade II listed, as being of architectural and historical importance. The accommodation is arranged over three storeys and includes on the ground floor; Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Boot Room. First Floor; Four Bedrooms, Office/Bedroom 5, Bathroom, Shower Room. Second Floor; Two Further Bedrooms. Stores and a Studio Room over, link to

Riverside Cottage which can intercommunicate with the main house at first floor level or be self-contained. This is two-storey and offers additional accommodation of, Ground Floor; Hall, Bed/Sitting Room. First Floor; Reception Room/Kitchen, Bedroom 2, Shower Room. There is an adjoining room which is partially converted and could create additional living accommodation, subject to planning permission and listing approval.

Riverside Cottage is currently run as a holiday let, producing income and has its own outside space overlooking the river and access to a detached sauna cabin. The main house could easily be adapted for dual occupation use, regardless of Riverside Cottage.

The Former Flour Mill, this is a very substantial detached stone building with slate roof which is Grade II listed also. The original Mill wheel is still in place, otherwise the building has a multitude of uses. On the ground floor there are two workshops, the two wheel rooms offer further storage with toilets facilities off. The first floor comprises a bar and party room with stage. There is a third-floor room providing further storage. Adjacent is a two-storey barn which accommodates the offices and preparation areas for the TROUT FARM BUSINESS, which is available by separate negotiation if required (further details regarding turnover, profitability, business rates, additional cost of the business etc, are available from the agent upon request). To the left of this is a single storey range of former piggeries, currently storage. To the right of the Mill building is a detached stable building and hay store.

The buildings form two sides of a large courtyard area, which the mill house and riverside cottage also back onto.

The land incorporates gardens but is mainly laid to reasonably level pasture all of which enjoy extensive river frontage to Bradford Water, which is stocked with Brown Trout and Salmon. Beyond The Mill and screened by it, are the workings of the fish farm smokery. This bespoke business serves local restaurants but is also open to the public on a low-key basis. We understand that there are fishing rights in the river.

## THE MILLHOUSE

### GROUND FLOOR

Porch with fitted seats and half glazed inner door to ENTRANCE HALL. CLOAKROOM WC and wash hand basin. SITTING ROOM fitted wood burner within fireplace, painted wooden surround. DINING ROOM/SECOND SITTING ROOM fireplace with fitted wood burner, arched topped alcoves either side. REAR HALL slate flooring, fuse cupboard, built in cloaks cupboard, door to outside, access to CELLAR in four rooms. KITCHEN/BREAKFAST ROOM on two levels and within two 'zones'. The breakfast zone features period fireplace, bresummer beam, oil fired range, bread oven, slate flagged floor, exposed beams. Within the kitchen zone there is a double drainer stainless sink unit, adjoining work surfaces, cupboards under, further marble topped work surfaces, drawers and cupboards under, further work surfaces, drawers and cupboards beneath, cupboard under stairs, tiled flooring, secondary staircase rising to first floor described later. Returning to the entrance hall a staircase rises to:

### MEZZANINE FLOOR

Which features a stain glass window incorporating the name of the property and fish image. MAIN LANDING built in storage cupboard. BEDROOM 1 view to front. BEDROOM 2 range of built in storage cupboards, view to front. BEDROOM 3/STUDY fitted wardrobes to one wall, view to front. Secondary landing, airing cupboard. BEDROOM 4 range of wardrobes to one wall. BEDROOM 5 two built in storage cupboards with louvered doors. BATH/SHOWER ROOM with tiled shower cubicle, wood panelled bath, low level WC, wash hand basin, vanity cupboard, heated towel rail/radiator.

### SECOND FLOOR

BEDROOM 6 wash hand basin, gothic style window. BEDROOM 7 wash hand basin, gothic style window. Between The Mill House and the cottage, at first floor level is a large CONNECTING STUDIO with double drainer stainless steel sink unit, plumbing for washing machine, vaulted beam ceiling and pair of doors which open to overlook the courtyard below.







## RIVERSIDE COTTAGE

### GROUND FLOOR

Self-contained but also interconnecting. Access is via ENTRANCE HALL/SUN ROOM with multipaned glazed doors to decking and over looking the river. BEDROOM/SITTING ROOM with French doors to garden. There is potential to renovate a further room where work is in progress to convert this, but to be completed by a purchaser.

### FIRST FLOOR

LANDING. LIVING ROOM/KITCHEN/DINING ROOM in three distinct 'zones'. The kitchen area incorporates a 1 ½ bowl stainless steel sink unit, adjoining work surfaces, drawers and cupboards beneath, matching wall mounted cupboards, integrated Lamona dishwasher, Lamona oven, ceramic hob, extractor fan and Lamona microwave, strip wood flooring, wood burner of slate plinth, double aspect and river views, window seat. BEDROOM also double aspect, double wardrobe, access to studio. SHOWER ROOM with shower cubicle, aqua board surround, wash hand basin, vanity cupboard, illuminated wall mirror, heated towel rail. Worcester Bosch wall mounted LPG fire boiler, for central heating (underfloor to first floor). Adjacent access internally and externally to two former stables/workshop.

### OUTBUILDING & OUTSIDE

From the drive the first TIMBER BUILDING houses the oil tank. There is then a DOUBLE HAY STORE, STABLE and diesel generator shed, all with storage above. THE MILL BUILDING incorporates workshops, the wheel room, male and female WC's and incorporates extensive storage areas, bar room, party/games room, which has been as a venue for events and currently features a stage. Next is a BARN/POTENTIAL GARAGE with double height ceiling and doors at each side. There are three preparation rooms for the Trout farm business, each with sink. MEZZANINE FLOOR above with steps to FURTHER MEZZANINE. Behind this is a TIMBER FRAMED BUILDING with metal sheet roof, connecting garage to the RANGE OF FORMER PIGGERIES, now store rooms. SPECIAL NOTE: all these stone buildings may offer potential for additional accommodation (subject to the necessary planning and listing approval).

Between the cottage and the river is a SAUNA CABIN. The cottage has its own dedicated garden and decking, which is railed off and overlooks the river. There are over and under leats, eventually meeting the river. In front of the farmhouse are FORMAL GARDENS mainly laid to lawn. There is a children's play area, productive KITCHEN GARDEN with GREENHOUSE. LARGE Paddock which can be accessed via a sloping ramp from the main drive, which in itself provides ample parking and has a five bar gate with parking area beyond, before accessing the road. The field has access to electricity and water and could potentially be used for camping.

### SERVICES

Mains electricity (backed up by a generator). Private bore hole water supply, oil fired central heating to the main house, LPG heating to Riverside Cottage. Private drainage.

### DIRECTIONS

Leaving Barnstaple of the A39, just after passing North Devon District Hospital, bear left after around a quarter of a mile onto the B3230, leading towards Ilfracombe. Drop down into the valley and for around 2 miles, where the property will be found on the left hand side, well before Muddiford village itself.

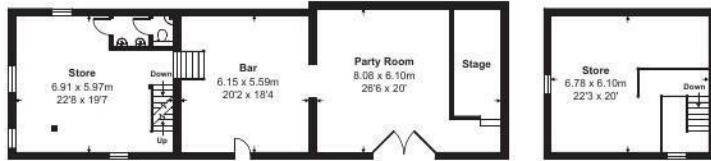




Approximate Area = 4518 sq ft / 419.7 sq m  
 Limited Use Area(s) = 290 sq ft / 26.9 sq m  
 Cottage = 1406 sq ft / 130.6sq m  
 Outbuildings = 5298 sq ft / 492.1 sq m  
 Total = 11512 sq ft / 1069.4 sq m

Denotes restricted head height

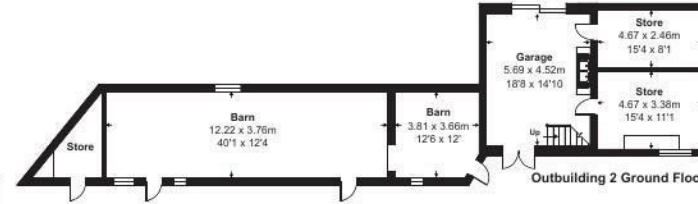
For identification only - Not to scale



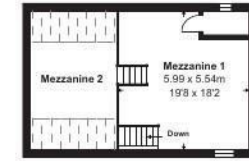
Outbuilding First Floor 1



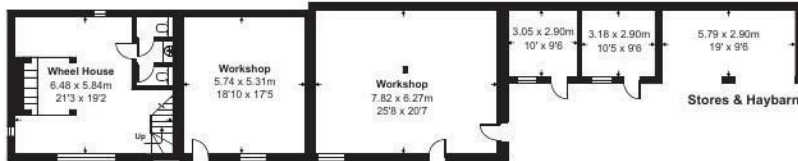
Outbuilding Second Floor 1



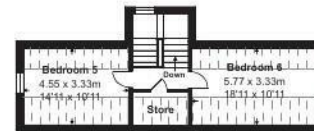
Outbuilding 2 Ground Floor



Outbuilding 2 First Floor



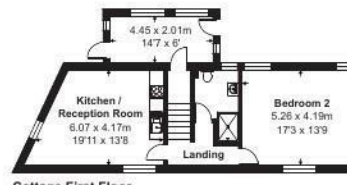
Outbuilding Ground Floor



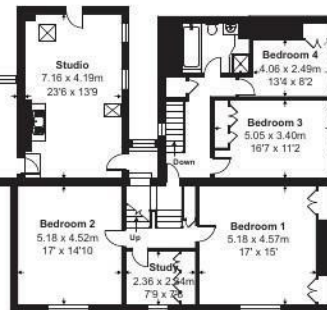
Mill House Second Floor



Cottage Ground Floor



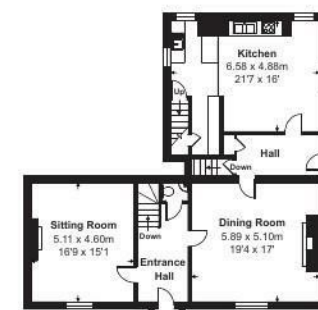
Cottage First Floor



Miller House First Floor



Mill House Cellar



Miller House Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1084380



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>			<b>57</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>19</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







