



The Mill House







The Mill House Fremington

Barnstaple, Devon, EX31 3DQ

Village amenities & the Tarka Trail close by. Instow beach/Bideford/Barnstaple, 10 Minutes.

An impressive 4-bedroom period cottage set in a tranquil and secluded location, yet still conveniently situated in the ever-popular village of Fremington

- Stunning period property
- Spectacular gardens of around 0.6 acres
- A real hidden gem
- Double garage
- Council Tax Band E
- Grade II Listed
- Central village location
- Ample parking
- Outbuilding
- Freehold

Guide Price £850,000

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SITUATION & AMENITIES

Fremington is a very popular area and benefits from a fantastic selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, village hall, and sports field. The Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles and a series of connected footpaths, bridleways and cycle paths which pass through some of North Devon's most beautiful scenery. Close by is the highly desirable coastal village of Instow with its popular sandy estuary beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghys. Amenities at Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 4 miles and offers all the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundell's at Tiverton. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours.

DESCRIPTION

This is an extremely rare opportunity to acquire a 4-bedroom period cottage set in a tranquil and secluded location, yet still conveniently situated in the ever-popular village of Fremington. The property reputedly dates back to 1640, and we understand it was probably arranged as three cottages but now offers accommodation with a wealth of charm and character featuring many original features. This Grade II listed property has spectacular and mature gardens of around 0.6 an acre which have been a labour of love for the owner and includes a stream and former leat running through. There is also ample off-road parking, double garage and a number of outbuildings. On the whole this is a "Hidden Gem" in a convenient village location and properties of this calibre rarely become available to the open market.

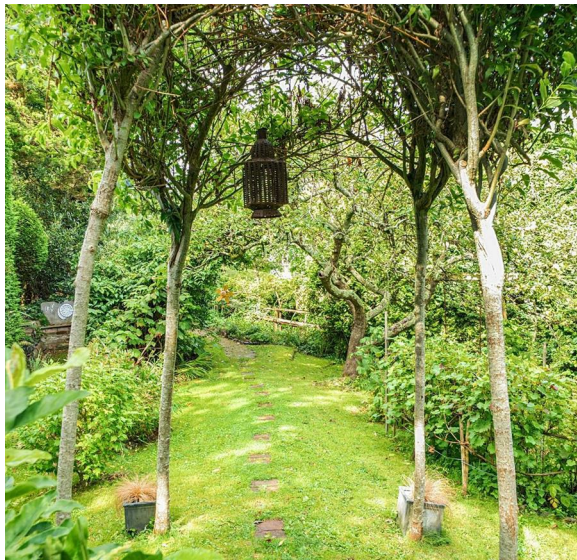
ACCOMMODATION

On the Ground Floor, the front door opens into an entrance hall with stairs rising to the first floor. To one side, the dining area/study features an attractive open fireplace with brick surround and wooden mantel. The dual-aspect sitting room enjoys views over the garden and includes an open fireplace, creating a welcoming focal point. The breakfast room offers tiled flooring, a fireplace with wood-burning stove, and built-in shelving.

The kitchen is fitted with modern units complemented by wooden worktops, built-in appliances, inset sink, and a Rangemaster stove, with a door leading directly out to the garden. Adjoining the kitchen, the utility space provides room for white goods and additional built-in storage. A later addition, the sunroom is flooded with natural light, with tiled flooring, exposed beams, and direct access to the garden. Completing the ground floor is a cloakroom/WC with space for coats and boots. All fireplaces in the property have bread ovens.

Upstairs, a split-level landing leads to four double bedrooms. The principal bedroom boasts exposed wooden flooring and beams, a walk-in wardrobe, and a stylish en-suite with freestanding bath, separate shower, WC, and wash basin. The family bathroom includes a corner bath, shower cubicle, WC, and wash basin.





OUTSIDE

The property is approached via a five-bar gate, opening onto a generous driveway with extensive parking. There is a double garage, log store, and greenhouse, while steps lead down to the house and gardens. There is also a paved access path.

The gardens at The Mill House are an absolute delight, providing complete privacy and seclusion while complementing the house perfectly. A true labour of love for the current owner, the grounds have been thoughtfully shaped into a unique and enchanting space that needs to be experienced to be fully appreciated.

A combination of wild areas, meandering pathways, and more formal, manicured sections create a wonderful sense of variety. A stream runs through the entire garden, feeding into a private leat, while a pond with a bridge adds further character. An abundance of planting includes mature trees, shrubs, and a wide range of fruit trees such as plum, cherry, apple, fig and quince, alongside a productive vegetable garden.

Outbuildings include a shingle-roofed workshop with workbench, wood burner and power and light connected, and a traditional stone barn with tiled roof. Two impressive bridges, approximately 15 feet high, span the Fremington Water and frame views of the mill wheel beyond. These exceptional gardens have even been recognised by the National Garden Scheme, having been opened to the public over many years, raising a significant amount of money for local charities in the process.

SPECIAL NOTE

There are 4 trees within the grounds of the property which have TPOs on them.

SERVICES

Mains water, electric and gas central heating
Private drainage (shared with neighbouring property)
Solar panels
Grade II Listed
Thatched
Stone, Cob & Brick construction

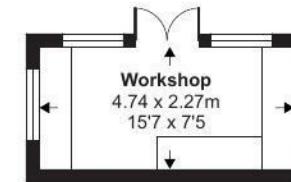
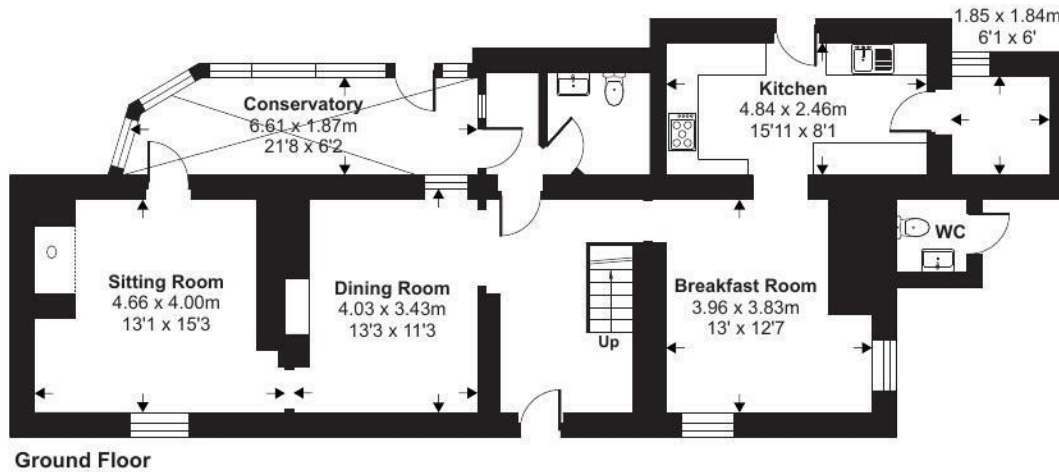
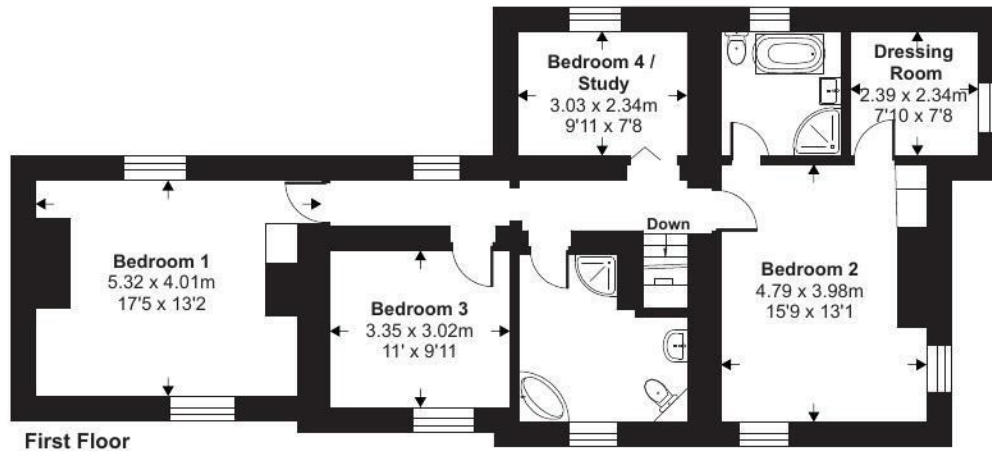
Approximate Area = 2111 sq ft / 196.1 sq m (excludes wc)

Garage = 280 sq ft / 26 sq m

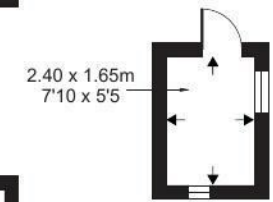
Outbuilding = 240 sq ft / 22.2 sq m

Total = 2631 sq ft / 244.3 sq m

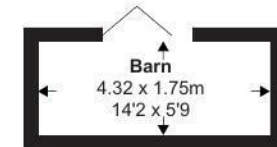
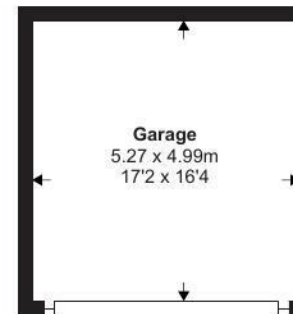
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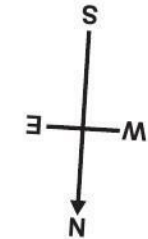
Outbuilding 1



Outbuilding 3



Outbuilding 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1352408



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



