

D. R. Kivell
COUNTRY PROPERTY

Mill Leat
Thornbury, Devon





Mill Leat

Thornbury, Holsworthy, Devon, EX22 7AY

Holsworthy 5 miles · **Bude** 15 miles · **Okehampton** 34 miles
Exeter 46 miles

 4 +3+3+3 Bedrooms

 3+1+1+1 Reception Rooms

 2+ 1+1+1 Bathrooms

 13.65 Acres

 EPC D60

Impressive and very well presented country house, 3 popular holiday letting cottages, 3 fishing / wildlife lakes in 13.65 acres within the picturesque West Devon countryside. Amenity woodland, storage building, the river Waldon runs along the northeast boundary with fishing rights.

Mill Leat is in a tranquil and picturesque location, on the edge of the hamlet of Thornbury approximately 5 miles to the northeast of Holsworthy which offers day to day facilities, primary and secondary education and a variety of shops including a Waitrose supermarket. The popular north Cornwall coastal resort of Bude is 15 miles to the west. Shebbear college is 12 miles to the northeast providing admissions from Pre-School through to Sixth Form. Access to the A30 is at Okehampton, about 20 miles to the southeast, which in turn provides access to the M5 at Exeter.

Mill Leat house was totally renovated in 2023 by the current owners to a very high standard whilst still retaining its character and charm, providing comfortable and spacious family living. The accommodation benefits from oil fired central heating, woodburning stoves and uPVC double glazing.

The accommodation briefly comprises well-appointed kitchen / breakfast room, dining room, sitting room, inglenook fireplace, utility and cloakroom. On the first floor 3 double bedrooms (one ensuite) single bedroom with a mezzanine floor above and family bathroom / shower room.

Outside

The property is accessed over a long shared concreted drive which divides providing access to the holiday cottages, then onto the house and parking area. At the front of the house is a large lawned garden, patio and pagoda covered patio which are ideal for alfresco dining and entertaining. At the rear of the house in an enclosed lawned garden with steps leading to a further lawned terrace.

Land & Lakes

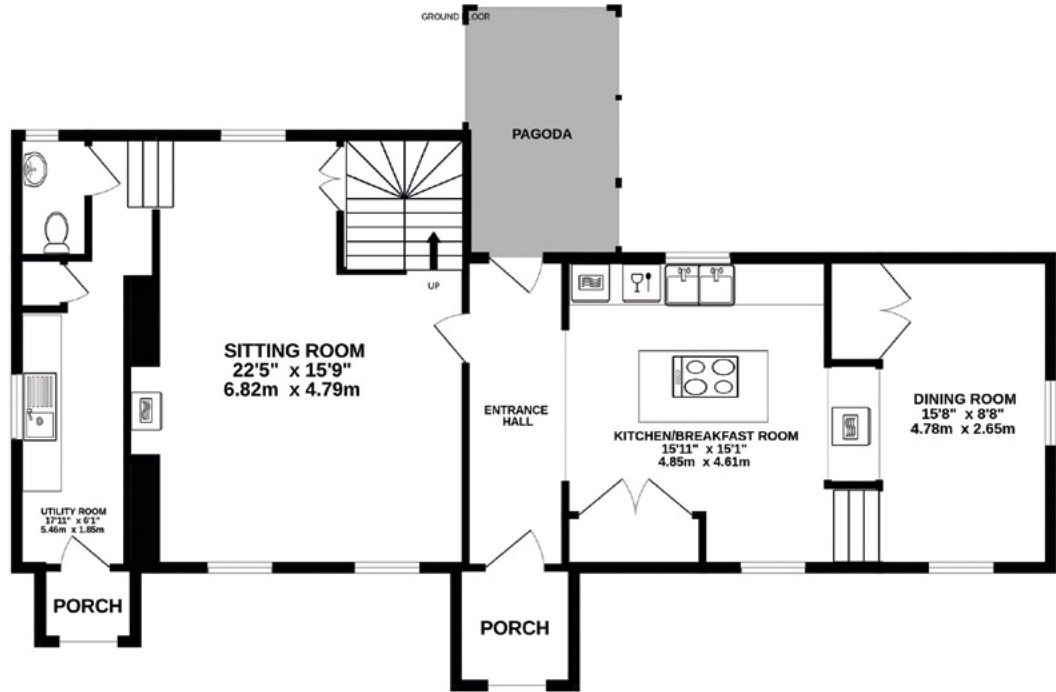
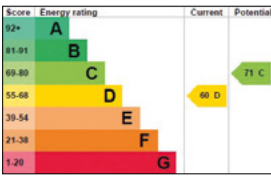
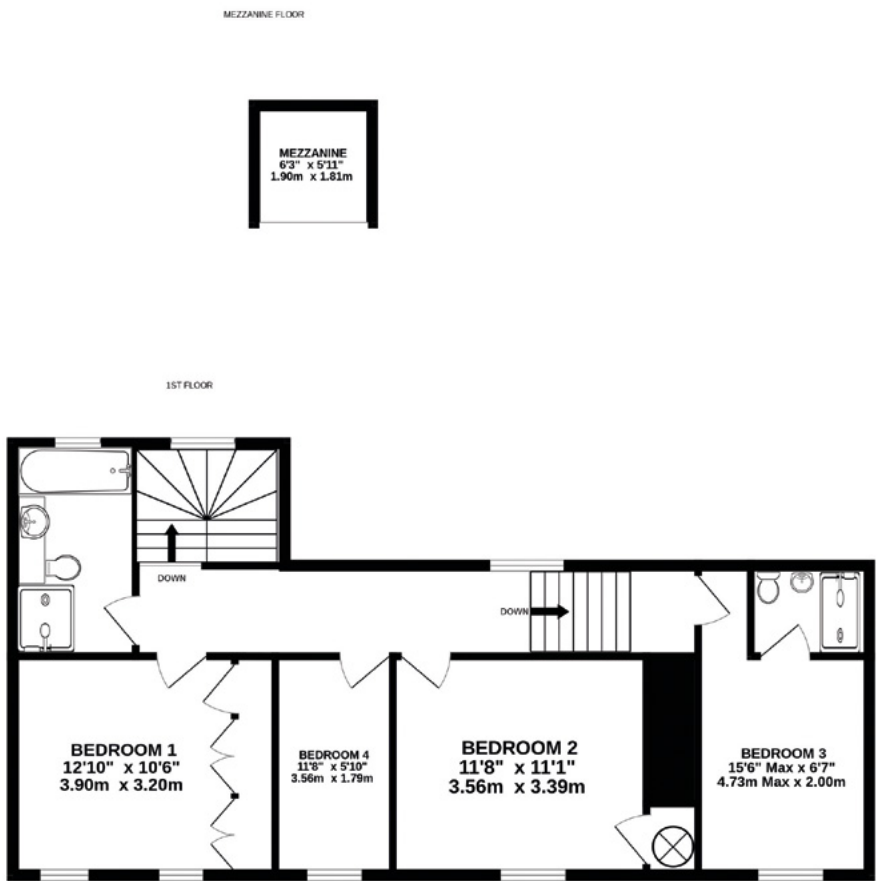
The land extends to approximately 12 acres which is made up of small paddock areas, 3 substantial fishing / wildlife lakes and young deciduous woodland including Oak, Ash & Cherry trees. The river Waldon runs along the northeast boundary, providing 850m of frontage & fishing rights which is complemented by the 3 large fishing / wildlife lakes.

Holiday Cottages

The terrace of three holiday cottages are conveniently situated away from the house, accessed over a separate entrance drive. The popular and well equipped holiday cottages each briefly comprise: Sitting/dining room, kitchen, bathroom and 3 bedrooms. At the front of the cottages are level lawned seating areas ideal alfresco dining whilst enjoying the views over the land, lake river and surrounding countryside. On the approach to the cottages is a gravelled parking area.



Mill Leat House



Measurements are approximate. Not to scale. Illustrative purposes only
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Buildings

Workshop/ General Purpose Storage Building: 18.00m x 6.00m (52'5 x 19'8). Vehicle access roller door to the front. Pedestrian door to the side. Concrete floor and power connected.

Services & Information

Water – Mains

Drainage – Private Sewage treatment plant (house and holiday cottages)

Electricity – Mains

Heating – Oil Fired Central Heating, woodburning stoves.

Telephone & Broadband – Openreach connection checker.ofcom.org.uk/

Mobile Availability – checker.ofcom.org.uk

Council Tax Currently Band – E / Small business rates relief

EPC – Farmhouse D60

Construction – Stone with concrete block extensions

Local Authority

Torrridge District Council, Riverbank House, Bideford, Devon EX39 2QG.
Tel: 01237 428700.

Tenure

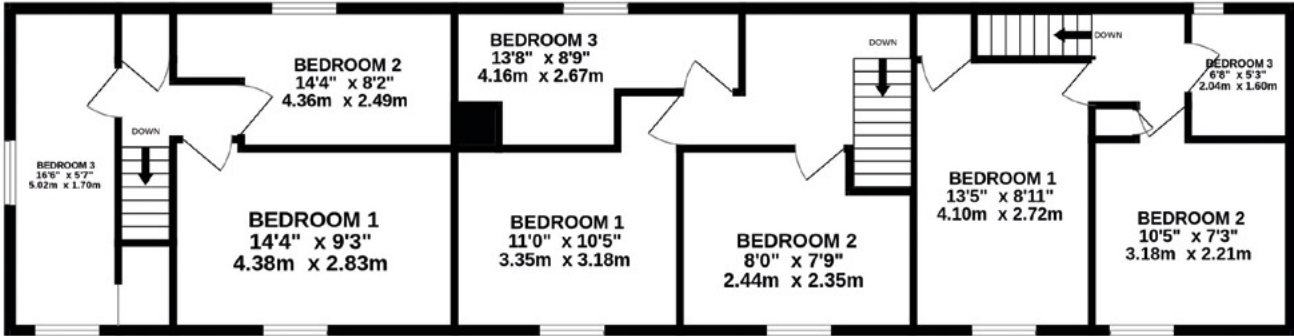
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.
All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden.

Mill Leat Cottages

1ST FLOOR



GROUND FLOOR



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What3words Location Finder

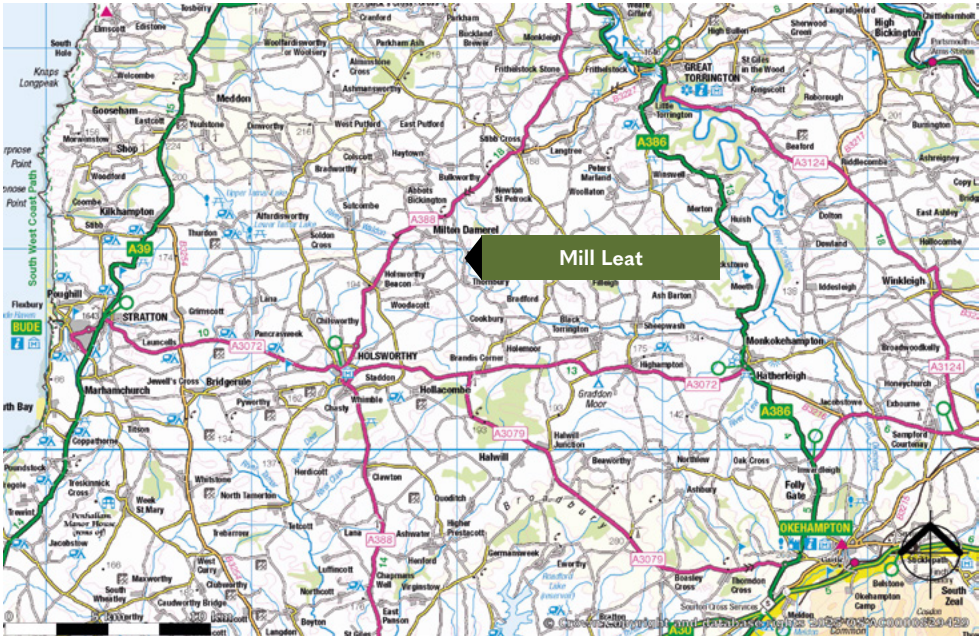
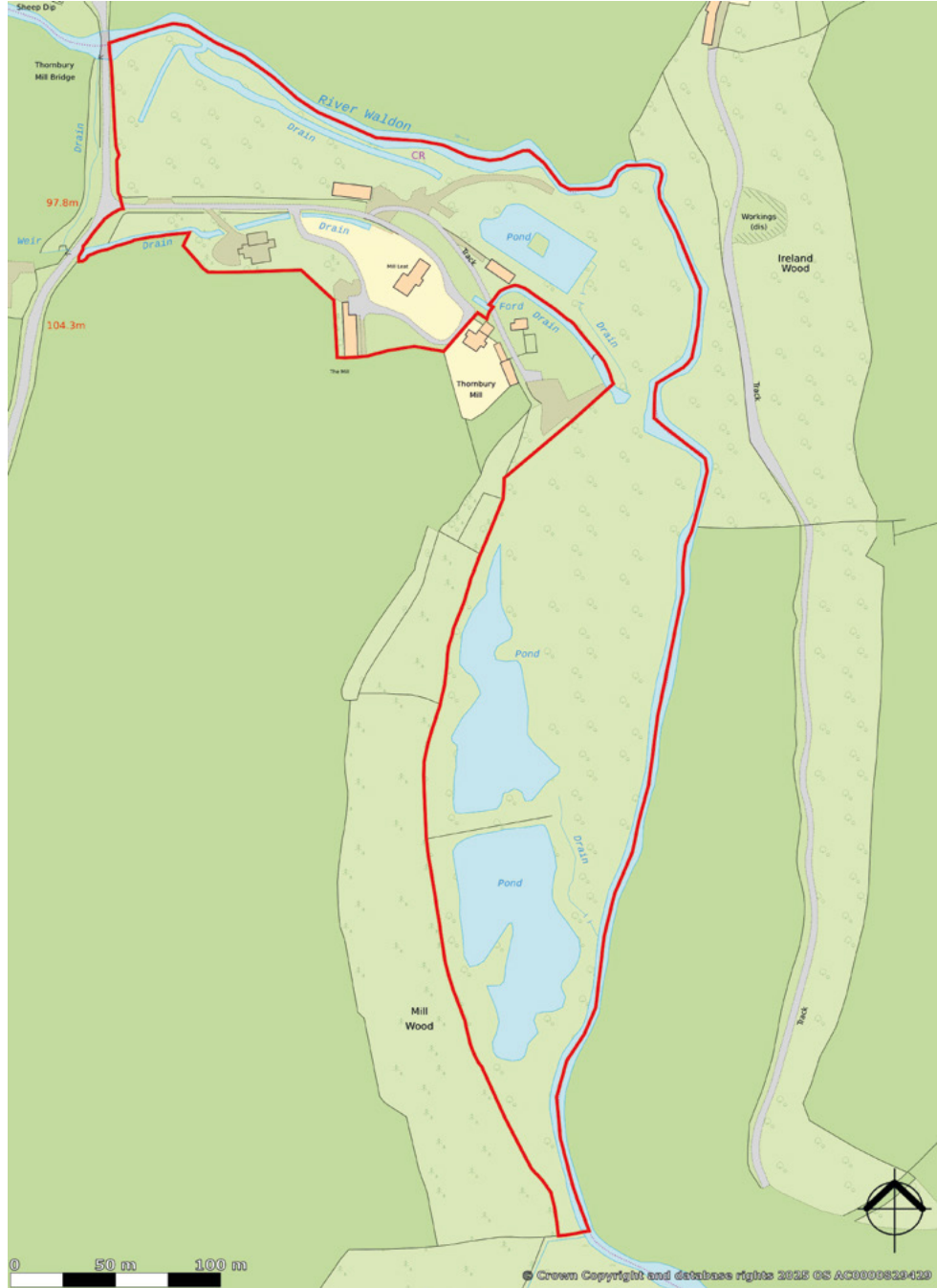
promise.swerving.monorail

Directions

From the A30 at Sourton Cross take the exit and proceed on the A386 towards Hatherleigh / Holsworthy and at the roundabout take the first exit onto the A3072 towards Holsworthy, passing though Halwill Junction, continue on this road to Brandis Corner Cross, turning left towards Holsworthy. Proceed for approximately 2 miles to Anvil Corner, turn right to Cookbury/Thornbury, continue for approximately a mile turning right towards Thornbury, continue through Thornbury, then proceed on the road sign posted to Shebbear, continue in the valley and the entrance to Mill Leat is on the right.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





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