Rock Mill, Membury, Axminster, Devon, EX13 7AG

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- Unfurnished
- Available early September
- Triple garage
- Long term let
- Garde 2 listed
- Beautiful location

£3,995 Per Calendar Month/£921 Per week

A superbly presented former watermill set in beautiful landscaped gardens in a secluded valley with a triple garage and workshop.

ACCOMMODATION

Available early September.

Rock Mill is a beautifully presented Grade II Listed building, which cleverly combines the 16th century Mill house together with the 18th century flour Mill to create a fascinating home over three levels. Built of local stone.

Approached though stone pillars via a long paved drive which sweeps down to a cobbled courtyard, the water wheel and its leats are still in place, but currently out of commission.

As you approach the property you pass the former Mill pond to one side and on the other a coppice, fronted by a stream, which meanders throughout the property from the Lodge to the lakes. At the front of the house there is a sunny stone flagged terrace.

The downstairs accommodation is comprised of spacious hallway with wood burner and downstairs w/c, kitchen with centre island, Range cooker and wine fridge, spacious dining room and double aspect sitting room. There is also a wine cellar with water feature that can be accessed from the living room and also leads to the boot room/utility. Many of the original feature of the house have been retained such as massive chamfered beams, an inglenook fireplace.

On the first floor is three double bedroom and two bathrooms. The third floor has another two bedrooms and a bathroom.

The tenant has use of the garage for some storage as well as access to a workshop/studio. The landlord will be retaining the outbuildings.

A public footpath, well screened from the house, runs through the paddock and down the valley.

The property is unfurnished. Private water supply; spring fed with water softener and filtration. Private drainage. Mains electricity. Oil fired central heating. The rent is exclusive of all utility bills including council tax, broadband, mains electric and mains water. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is likely. Standard broadband. There is a low risk of flooding as stated by the GOV.UK website.

Rent - £3,995.00 per calendar month / £921.00 per week
Holding Deposit - £921.00
Security Deposit - £4,609.00
Council Tax Band - G
EPC Band - E

SITUATION

Rock Mill is nestled in a tranquil valley just half a mile from the small pretty village of Membury in the Blackdown Hills Area of Outstanding Natural Beauty. The village has a Post Office/village store with a 'Pubette' attached, opening at certain times of the week for food and drink, a village hall and primary school. The market town of Axminster about 4 miles away offers a good range of amentities and services including the River Cottage Canteen and Deli.

The Jurassic Coast World Heritage Site and beaches at Lyme Regis, Branscombe and Sidmouth are nearby. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach.

Whilst surrounded by beautiful and unspoilt countryside the property is readily accessible by both road and rail. There is easy access to the M3 and M5 motorways via the A30/A303 dual carriageway. Axminster offers a mainline railway service to London Waterloo.

DIRECTIONS

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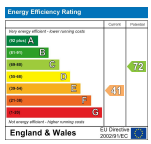

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