

Lot 1 & 2 Littleham Mill

Lot 2, Littleham Mill Littleham, Bideford, EX39 5HL

From

£895,000



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5 Beds House - Detached

Lot 2, Littleham Mill Littleham, Bideford, EX39 5HL



Formerly a productive mill serving Littleham, this property was sympathetically refurbished in a true hands-on style in 1978 by the current owners and presents prospective buyers with a unique character home, rich in charm and history. It offers a tremendous opportunity for fine country living in superb surroundings, set within approximately 6.75 acres.

Littleham Mill provides versatile accommodation with the potential for easy dual-occupancy living, making it ideal for a dependent relative or independent teenager. With four reception rooms, five bedrooms, and two bathrooms, it is a substantial and spacious family home.

DELIGHTFUL VIEWS & STUNNING SOUTH-FACING BALCONY
The views from the property across your own landscaped gardens and grounds are truly sublime.

Offering many of the modern-day conveniences we have become accustomed to, the property blends old and new beautifully. Features include stunning original natural stone, elegant fireplaces with wood burners, exposed timber beams, stone quoins, and reclaimed timber flooring.

Upon entering, you are welcomed by a large entrance hallway - an ideal space for removing muddy boots and coats. This leads seamlessly into the kitchen, with a utility room conveniently tucked behind. The kitchen itself offers a range of built-in storage cupboards, ample preparation space, and a sink perfectly positioned to enjoy the view.

The kitchen flows nicely into the sitting room (which could be made open plan). The lounge enjoys views over your own land and surrounding farmland, complemented by a natural stone fireplace with a wood burner, creating an excellent focal point.

This leads into the dining room, which features double doors opening onto a sunny patio and continues into a further lounge. The doors provide an ideal setting for al fresco dining and summer entertaining. The lounge is again a spacious room with stunning views and benefits from a south-facing balcony just off it.

DETAILS

On the first floor, there are five bedrooms in total, along with two bathrooms. The layout is particularly versatile, with the dining room interconnecting to separate staircases leading to the first floor. This arrangement lends itself perfectly to dual occupancy or provides an ideal setup for children to enjoy their own side of the house.

On the lower ground floor, there is further potential for additional bedroom accommodation, although it is currently arranged as an office and hobbies room. This area could easily be configured as a fully self-contained unit, with its own access via steps leading directly to private parking. It offers excellent potential for a variety of business enterprises or holiday letting opportunities. For further information, please contact the Bideford team.

AVAILABLE AS A WHOLE OR IN SEPARATE LOTS

The gardens have been meticulously maintained and thoughtfully designed, creating a true haven for wildlife, with a wide variety of plants, flowers, trees, shrubs, and herbaceous borders.

There are several areas within the garden to sit out and enjoy sunlight throughout the day. The patio, with doors leading into the dining room, creates a wonderful indoor-outdoor flow - perfect for relaxed al fresco dining or summer barbecues.

Often, properties with far-reaching views can be exposed to the elements; however, Littleham Mill offers quite the opposite. It enjoys a sheltered and incredibly private position, while still benefiting from stunning views across your own land, gardens, and grounds.

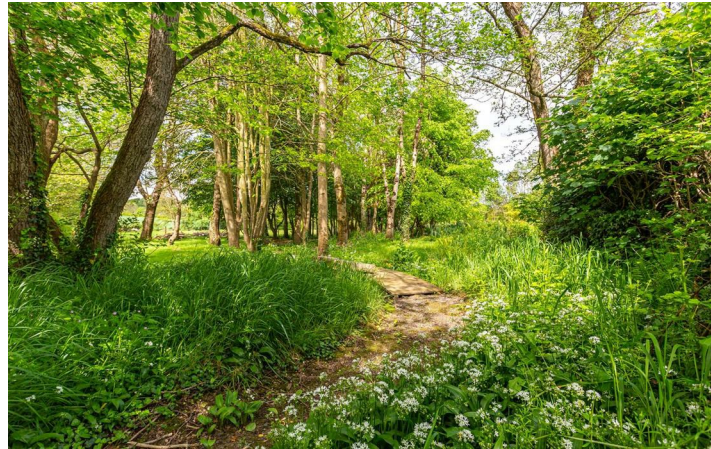
The garden wraps around the property and features a large pond with a central island, serving as a striking focal point. Set within its own woodland, a charming pathway leads you around the entire pond.

Lot 1: The house, gardens, and grounds extending to approximately 2.14 acres.

Lot 2: The house, gardens, and grounds together with a further approximately 4.61 acres, split into two paddocks. The additional land benefits from separate access and mainly comprises level pasture, bordered by a stream, with services nearby.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Entrance Hall / Garden Room 5.83 x 2.65 (19'1" x 8'8")

Kitchen 3.87 x 3.60 (12'8" x 11'9")

Utility Room 2.83 x 1.97 (9'3" x 6'5")

Sitting Room 5.83 x 4.82 (19'1" x 15'9")

Dining Room 4.41 x 3.21 (14'5" x 10'6")

Ground Floor WC

Living Room 6.84 x 5.50 (22'5" x 18'0")

First Floor(s)

Bedroom 3.65 x 3.53 (11'11" x 11'6")

Bedroom 4.88 x 3.53 (16'0" x 11'6")

Bedroom 2.95 x 2.20 (9'8" x 7'2")

Bedroom 3.65 x 3.38 (11'11" x 11'1")

Bedroom 3.78 x 3.30 (12'4" x 10'9")

Bathroom 2.51 x 2.00 (8'2" x 6'6")

Bathroom 2.47 x 2.20 (8'1" x 7'2")

Hobbies Room 4.38 x 3.31 (14'4" x 10'10")

Office 5.28 x 3.31 (17'3" x 10'10")

Double Garage

Workshop





The property is within walking distance of Littleham, a historic village located approximately 3 miles from Bideford. It offers the very best of country and rural living, while remaining conveniently close to excellent transport links, including the North Devon Link Road just 5 minutes away.

Littleham benefits from its own pub, Methodist church, parish church, and village hall, along with a thriving and welcoming community. Further afield are the villages of Parkham and Buckland Brewer, which also offer village pubs, halls, and similarly strong community atmospheres.

The dramatic North Devon coastline is within easy reach (approximately 10 minutes), offering fantastic walks along the renowned South West Coast Path. The market town of Bideford is just 3 miles away (around 15 minutes), providing a wide range of restaurants, cafés, shops, pubs, eateries, and local artisan stores. In addition, there are various supermarkets, national restaurant chains, and well-known high street businesses you would expect.

There are numerous primary and secondary schools nearby, many with excellent Ofsted ratings, catering to all age groups.

Overall, this property presents an excellent opportunity to acquire a superb country home, with flexible land options to suit a variety of needs. Early viewing is highly recommended - please contact the Bideford team without delay to arrange your appointment.



DIRECTIONS

Heading out of Bideford on the Torrington road, take the right turning signposted Parkham before Landcross. Proceed along this road for about 2 miles where the property is located on the left hand side. For SatNav the nearest postcode is EX395HL, or using the free mobile app What3words enter [///cups.gems.pans](https://www.what3words.com////cups.gems.pans)



VIEWING

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Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office
01237 879797





GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.

LOWER GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.

TOTAL FLOOR AREA : 2567 sq.ft. (238.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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