



Stone Mill Farm







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Chawleigh, Chulmleigh, Devon, EX18 7JD

Chawleigh 0.75 miles Chulmleigh 2.8 miles South Molton 9.5 miles

A beautifully situated period farmhouse with stunning gardens, holiday cottage, outbuildings and land

- Beautifully situated period farmhouse
- Excellent 2 bed holiday cottage
- Traditional and modern buildings with potential (stp)
- Total about 5.05 acres
- Freehold
- 2 reception rooms and 4 bedrooms
- Stunning gardens and grounds
- Highly attractive river meadow
- Further land available by separate negotiation
- Council Tax Band E

Guide Price £950,000

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Situation

Stone Mill Farm is set in a beautiful rural setting in the valley of the Little Dart. The village of Chawleigh is only three-quarters of a mile away and has a public house, church and post office/stores whilst the nearby small town of Chulmleigh offers excellent day to day facilities including post office, shops, churches, medical centre and good primary and senior schooling.

The larger market town of South Molton is about 11 miles to the north and offers a further range of amenities together with weekly stock and pannier markets. To the south, the Cathedral City of Exeter, about 21 miles, also offers direct access onto the M5 motorway as well as an airport and main line railway station with a service to London Paddington. There is also a regular rail service on the Tarka Line between Exeter and Barnstaple via Eggesford station (3½ miles).

The A361 (North Devon Link Road) is only 9 miles at Moortown Cross and links to Tiverton and the M5 (J27) to the east.

Description

Stone Mill Farm is centred on a very attractive period farmhouse which is superbly presented throughout and has a wonderful outlook across the stunning gardens that run down to the banks of the Little Dart. Attached is a well-appointed holiday cottage/annexe that offers the opportunity for a letting income stream or for ancillary accommodation.

There is an attractive stone barn that offers considerable conversion potential and a further former farmyard of adaptable buildings that offer potential for a wide variety of uses (stp).

There is a highly attractive run of river meadow, pasture land and mature woodland, as well as fishing rights on the Little Dart.

The Farmhouse

A glazed front PORCH leads into the LIVING ROOM with beamed ceiling and walls, window seat and an inglenook fireplace with slate hearth and wood burning stove. A door leads through to a SITTING ROOM with another inglenook fireplace with bread oven and wood burning stove. Off the living room, a STAIR HALL leads through to a KITCHEN/DINING ROOM with window seat, exposed ceiling and wall timbers. A former fireplace houses an oil-fired Rayburn and there is a sizeable under-stairs larder cupboard. A side KITCHEN is fitted with a bespoke range of matching wall and base units with polished granite worktops, butler's sink and plate rack. Fitted appliances include an electric range cooker, integrated dishwasher and fridge and a connecting door leads into the annexe/cottage. Off this room is a CLOAKROOM with plumbing for a washing machine.

On the FIRST FLOOR the LANDING runs the length of the house and leads to FOUR DOUBLE BEDROOMS with three having built-in wardrobes and all enjoying a wonderful outlook over the gardens. There is a SHOWER ROOM and BATHROOM, both fitted with modern suites.

The Holiday Cottage/Annexe

This is attached to the northern end of the house and was skilfully converted by the current owners to provide holiday cottage accommodation and is internally linked to the main farmhouse to provide ancillary accommodation if required.

The front door leads into the HALL with stairs to the first floor. The DINING ROOM has a long bench seat along one wall and an archway leads through to the KITCHEN which is fitted with a modern range of matching wall and base units with granite effect worktops over, sink unit and appliances include an electric oven and hob, fridge and there is also space and plumbing for washing machine and dishwasher. A connecting door leads into the kitchen of the farmhouse.

The LIVING ROOM is a very impressive room with a high vaulted ceiling, wooden floor, long bench seat along one wall and a wood burning stove on a slate plinth. Large windows have an outlook over the gardens. The STUDY/SNUG has a vaulted ceiling and a mezzanine floor.

On the FIRST FLOOR the LANDING leads to TWO BEDROOMS (one double, one twin), both with fitted wardrobes and a BATHROOM fitted with a modern suite.





The Gardens and Grounds

The beautiful gardens of Stone Mill Farm are a major selling feature of the property and a credit to the current owners. A paved driveway leads into a large gravelled parking area bordered by mature hawthorn hedging with an adjacent 'parterre' garden of trimmed box hedging. The main gardens lie to the front of the house and are mainly laid to lawn and interspersed with a wide variety of mature specimen trees and shrubs that provide an abundance of colour. A footbridge leads across a former mill leat to a further area of lawn that leads down to the eastern bank of the Little Dart. Adjacent to the gardens and below the farmyard is an area of ORCHARD.

The Outbuildings

Adjacent to the cottage and parking area is an attractive STONE BARN incorporating useful storage rooms and log store with a loft over and a superb GAMES/PARTY ROOM with a high vaulted roof, tiled floor and wood-burning stove. Glazed, sliding doors lead out into an area of garden enclosed by mature hedging. It is considered that this barn has considerable potential for conversion (stp).

To the rear of this barn and accessed over a separate entrance is a FARMYARD. There is a modern SHED (52' x 45') incorporating covered yards with feed barriers, lean-to BARN (54' x 18') and a two-bay STORE/COVERED YARD.

The Land

The land at Stone Mill Farm comprises four distinct blocks of highly attractive meadow meadow, pasture land and mature deciduous woodland. In one of the blocks is a modern AGRICULTURAL SHED with potential for conversion (stc). In total the property extends to about 31.61 ACRES.

Services and further information

Mains electricity and water, private drainage system (septic tank pumped to a reed bed filtration system). Broadband - Standard available (Ofcom).

Mobile - None (Ofcom), although a reasonable signal is available given the valley location.

Flooding Risk - It is understood that the house has never flooded.

Lotting and Guide Prices

Stone Mill Farm is available for sale as a whole or in 4 LOTS as detailed below:

LOT 1 - Farmhouse, cottage, gardens, buildings and river meadow amounting to about 5.05 ACRES (outlined in red) - Guide Price: £950,000.

LOT 2 - River meadow opposite Lot 1, amounting to about 6.60 ACRES (outlined in blue) - Guide Price: £270,000.

LOT 3 - River meadow to the south of Stone Mill Bridge amounting to 9.96 ACRES (outlined in yellow) - Guide Price £120,000.

LOT 4 - Modern agricultural building, sloping pasture land and mature woodland amounting to about 10 ACRES (outlined in green) - Guide Price £125,000.

Viewing

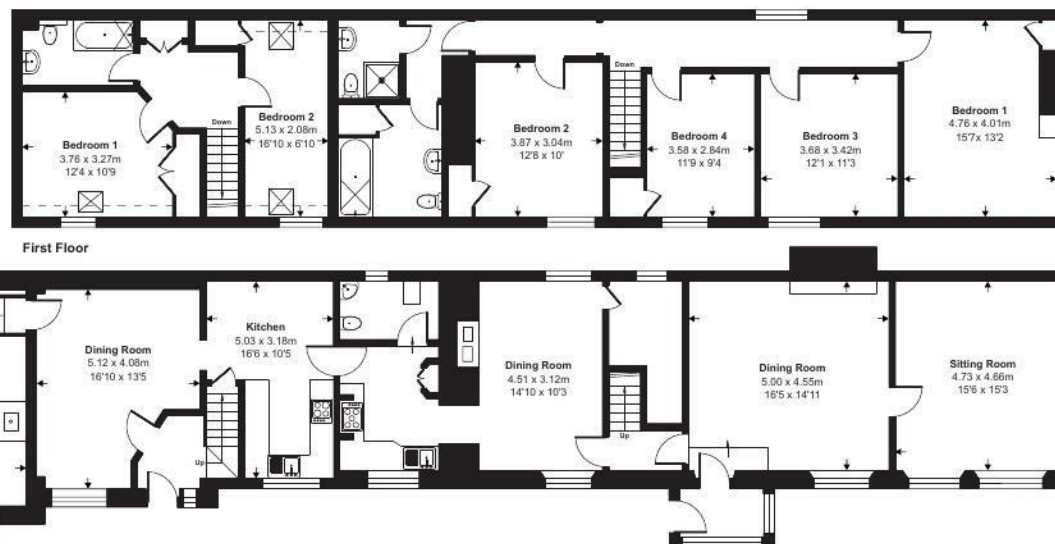
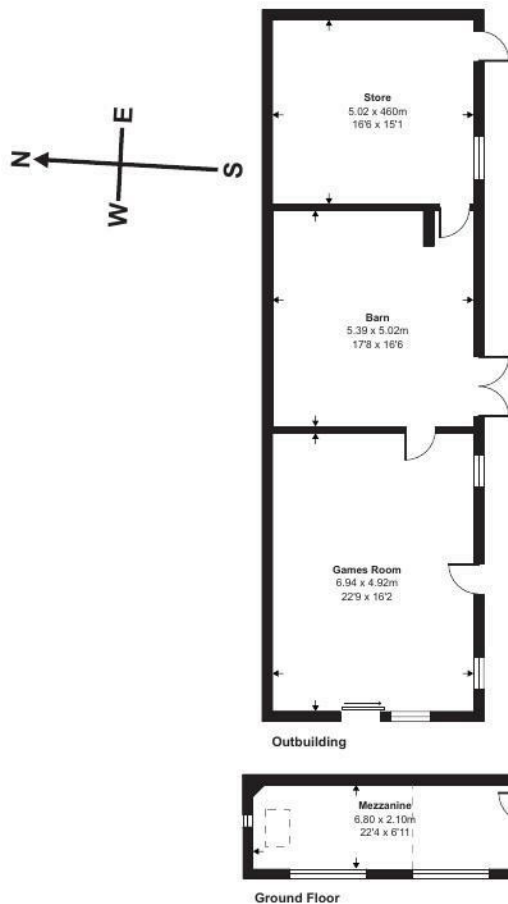
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 at Eggesford Station take the turning opposite the station signposted to Chawleigh onto the B3042. Follow this road for approximately two miles and at Hollowtree Cross keep right towards Chawleigh. Drive into the village and take the fourth left turning with the Portsmouth Arms on the left hand side.

Continue along this road and leave the village. Continue down the hill for a further 0.75 miles, cross over the stone bridge and turn left. The entrance to the property will soon be found on the left.

What3words Ref: commands.rooks.candidate



Approximate Area = 3179 sq ft / 295.3 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Outbuilding = 931 sq ft / 86.4 sq m
 Total = 4136 sq ft / 384.1 sq m
 For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1284641



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



