



## Newland Mill House, North Tawton, EX20 2BB

Guide Price £575,000

# Newland Mill House

## North Tawton

- Grade II listed former mill owner's house
- Beautifully refurbished and improved throughout
- Five double bedrooms and three bath/shower rooms
- Three generous reception rooms
- Over 2,600 sq ft of accommodation
- Ideal for multi-generational living or guest accommodation
- Character features including fireplaces, bay windows and original flooring
- Spacious kitchen with adjoining utility room
- Gardens and ample parking
- Excellent access to North Tawton, Okehampton, Crediton and the A30

Some houses simply have presence, and Newland Mill House is certainly one of them.

Originally built as the mill owner's house, this handsome Grade II listed home occupies a unique position on the edge of North Tawton and offers the rare combination of period character, exceptional room sizes and modern comfort. Rich in history and packed with original features, it has been carefully improved by the current owners to create a home that is both practical and beautifully presented.

The location works particularly well for buyers seeking a balance between rural Devon and accessibility. North Tawton offers a range of day-to-day amenities, whilst Okehampton, Crediton and Exeter are all within easy reach, making it ideal for families, home workers or those looking to enjoy country living without feeling isolated. The house is also centrally located for easy access to both Devon coasts, Dartmoor National Park & Cornwall.



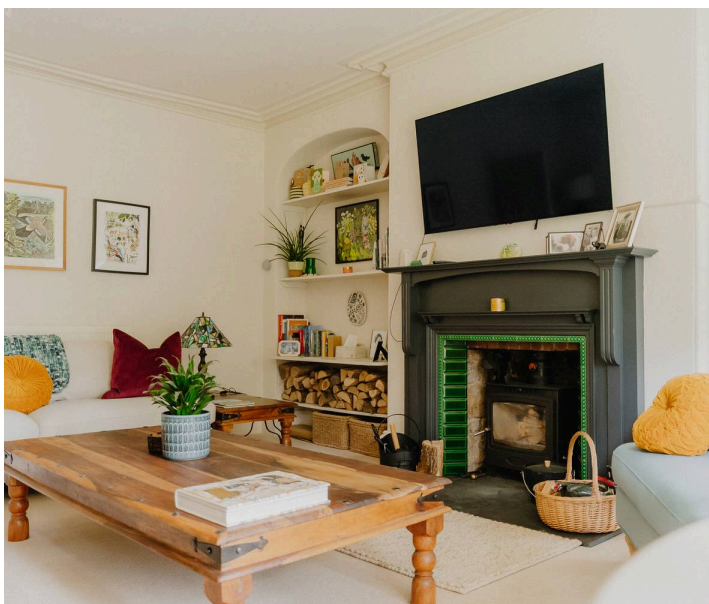


Over recent years the current owners have invested significantly in the property. Alongside extensive behind-the-scenes works, the interior has been sympathetically updated with stylish kitchen and bathroom fittings, quality flooring, tasteful decoration and a level of finish that allows a new owner to move straight in and enjoy the house.

The accommodation extends to over 2,600 sqft and immediately impresses with its proportions. The reception hall sets the tone, complete with beautiful original Victorian Minton tiled flooring, while high ceilings, fireplaces, exposed timbers and large sash windows provide constant reminders of the property's heritage.

The main sitting room is a wonderful space, centred around a feature fireplace and enjoying a large bay window overlooking the gardens. Two further reception rooms offer flexibility for formal dining, family living, home working or hobbies, giving buyers the opportunity to configure the house to suit their own needs.

The kitchen is a lovely room in its own right, well-proportioned and full of character, with ample storage and workspace. It is particularly well served by the adjoining utility room which effectively extends the working area, providing additional storage, preparation space and all the practical elements of family life that are best kept out of sight.



Upstairs, the generous accommodation continues with five double bedrooms and three bath/shower rooms. The principal bedroom enjoys a large bay window and en-suite facilities, while the remaining bedrooms are all well-proportioned doubles.

With five double bedrooms, three bath/shower rooms and a choice of reception spaces, the house would suit a variety of buyers, from larger families through to multi-generational living, allowing everyone to enjoy their own space whilst still feeling connected as a home. Given the size and flexibility on offer, it is also easy to see why the

property has successfully operated as guest accommodation in the past.

Newland Mill House is now a rare combination of character, space and comfort, offering buyers the opportunity to acquire a substantial period home without the renovation work that so often accompanies a property of this age.

Whilst conveniently positioned alongside the A3072, the property's private setting, mature gardens and substantial accommodation create a surprising sense of separation, whilst offering excellent accessibility to North Tawton, Okehampton, Crediton and the A30 beyond.

Please see the floorplan for room sizes.

Current Council Tax Band A - West Devon

Utilities - Mains electric, gas, water, telephone & broadband

Broadband within this postcode - Superfast Enabled

Drainage - Mains drainage

Heating - Mains gas central heating and woodburners / open fires

Listed - Yes Grade II

Conservation area - No

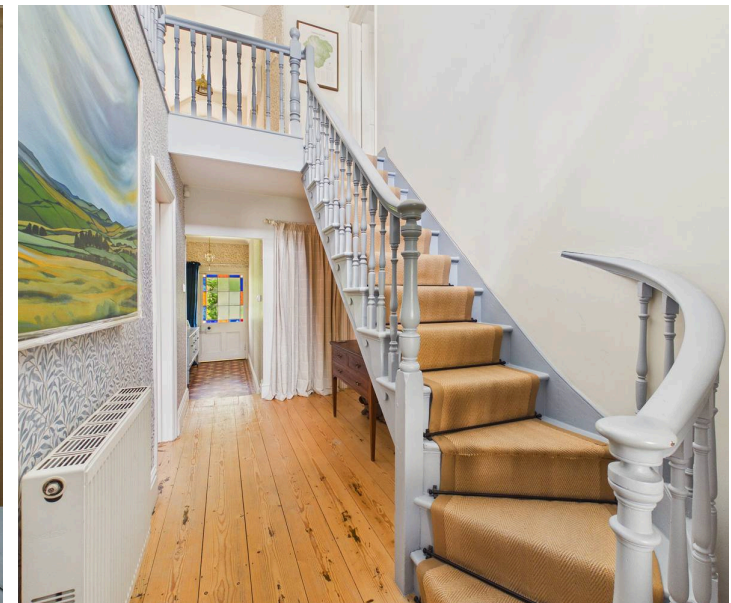
Tenure - Freehold

**Buyers' Compliance Fee Notice** : Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks as required by law.

**Agents' Notes** :

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

244.7 m<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Digital Photo Enhancement / Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or decor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Flood Risk:**

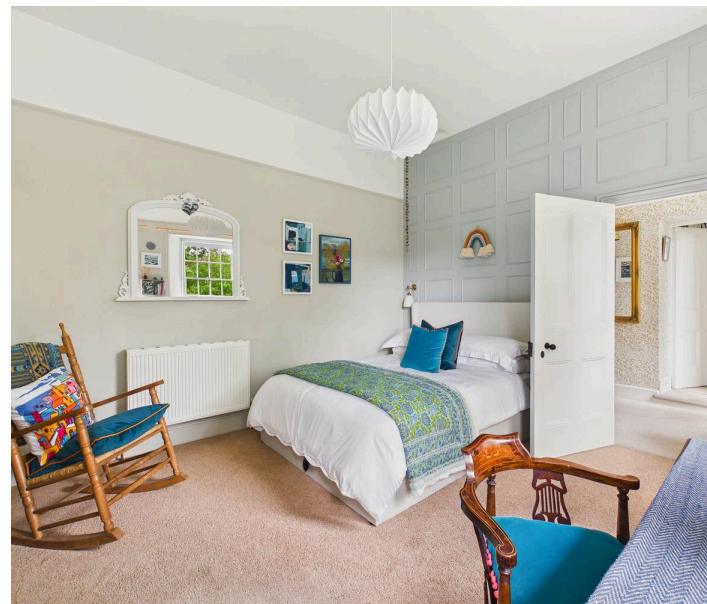
We're informed by the seller that the property has not, to the best of their knowledge, experienced flooding. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

**Private Drainage:**

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

**DIRECTIONS :** Use EX20 2BB and the what3words is [///alongside.jumpy.maddening](https://www.what3words.com/alongside.jumpy.maddening)

The private driveway to this house is located directly next to the bridge, not down the lane which serves the other properties found behind.





## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.