



Hewish Mill

Hewish Mill, Muddiford, Barnstaple, Devon, EX31 4HH



Barnstaple 7 miles, Woolacombe & Croyde 10 miles

An attractive courtyard of converted mill buildings in a peaceful North Devon location providing an exceptional lifestyle property featuring a principal residence with 5 holiday properties sleeping between 2 and 8 guests, with outbuildings, stables and 4.6 acres

- Spacious 3-4 bedroom main residence
- Establsihed self catering holiday business
- 5 holiday properties sleeping between 2 and 8 guests
- Ideal for multi generational living
- In all about 4.6 acres
- Stone barns with potential for conversion (STP)
- Stables, tack room and paddocks
- Freehold

Guide Price
£1,695,000

Situation

Barnstaple (7 miles) is the regional centre and offers the areas main commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road (A361) which provides a fast route to the M5 motorway in Tiverton (Junction 27) about 40 miles. There is also the Tiverton Parkway Mainline Railway Station (London Paddington in just over 2 hours). The nearest airports are at Exeter and Bristol. The dramatic North Devon coastline where Exmoor meets the sea lies just to the north and can be enjoyed at locations such as Heddons Mouth, Combe Martin and The Valley of The Rocks at Lynton. The surrounding countryside offers miles of delightful walks, as well as riding and cycling and other outdoor pursuits. To the west, the coast runs down to the superb safe, sandy, surfing beaches of Croyde, Saunton Sands and Woolacombe, whilst the Taw and Torridge estuaries offer bathing, boating and fishing.

Hewish Mill

Hewish Mill is an attractive former water mill dating from 1751, retaining a wealth of original character and period features. The welcoming entrance hall leads through to a spacious kitchen and breakfast room, complete with an Aga and substantial walk-in pantry. To one side of the house is a useful office and boot room, while the opposite side of the hall opens into an impressive dining room, showcasing the original water wheel as an interesting feature.

The house is currently arranged to provide three generous en-suite bedrooms, two of which benefit from dedicated dressing rooms. The dressing room serving the second bedroom was formerly a fourth bedroom and could be readily reinstated if required.

The third bedroom can be used by the Wheelhouse one of the largest of the holiday properties which is situated above the main house.

The Wheelhouse

The Wheelhouse, the largest of the holiday properties accommodates up to eight guests and comprises four bedrooms and four bathrooms. Situated above the main house, it offers spacious, light-filled accommodation with vaulted ceilings, large windows, and an attractive internal balcony. The property includes a kitchen, dining room, sitting room and utility room, and could be suitable for full residential use, subject to the necessary consents. Outside, there is a private south-facing garden and patio with BBQ facilities.

Fern Cottage

Fern Cottage is a newly refurbished three bedroom and two bathroom holiday property, offering bright and well-proportioned accommodation over three floors. The property comprises an open-plan kitchen, dining and living area. The principal bedroom enjoys far-reaching views across the surrounding countryside. Outside, Fern Cottage benefits from a private enclosed garden and patio with BBQ facilities.

The Linhay

The Linhay is a charming one-bedroom cottage which is popular with couples, the cottage offers a kitchen, dining area and sitting room, together with a private enclosed patio and BBQ area overlooking the surrounding fields.

Valley View

Valley View is a well-presented three bedroom holiday cottage

which sleeps 6. The accommodation comprises a living room, kitchen and dining area, with all three bedrooms benefiting from en suite facilities. Outside, the property enjoys a private garden and patio with BBQ facilities, together with attractive views across the paddocks.

Woodland View

Comprises two en-suite bedrooms, kitchen and living room. It also has a private patio, garden and BBQ area.

The Land & Outbuildings

A field to the north of the holiday cottages slopes down to a stream and woodland on the boundary. A larger field to the east of the site contains the stables and yard and the land is divided into pony paddocks. In all the land amounts to approximately 4.6 acres. There are 3 stables and a tack room set around a concrete pad with direct access onto the paddocks.

In the main courtyard there are three attractive single story, stone barns with potential for conversion subject to obtaining the necessary consents. The old Dairy has lapsed planning consent for the construction of a 2 bedroom holiday property. At the entrance to the property is a useful agricultural storage building.

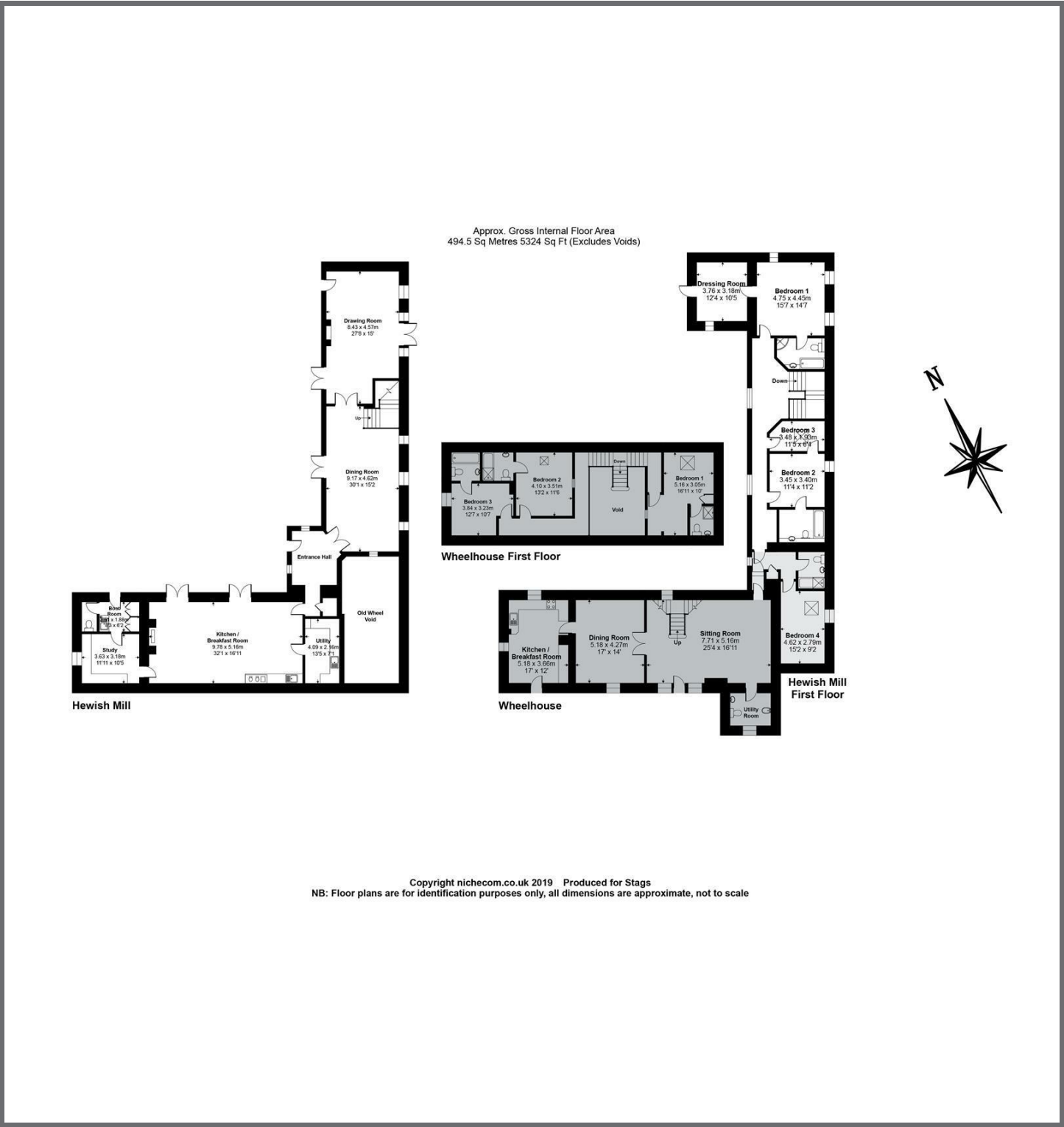
Services

Mains electricity, Oil fired central heating to the farmhouse and cottages, Private drainage, Private water supply (borehole).

Directions

From Barnstaple follow the A39 North out of town. Take the left-hand fork onto the B3230 which is signposted to Ilfracombe and Muddiford. Travel along this winding road for about 2 miles passing through the village of Muddiford. About 1.5 miles outside the village, the road widens and there is a sawmill on the left-hand side. Slow down as the entrance to Hewish Mill is about 100 yards past this on the right-hand side around a sharp bend. Follow this lane for about 1 mile and Hewish Mill is on the left-hand side.





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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833

barnstaple@stags.co.uk

stags.co.uk