STAGS



Bickleigh Mill

Bickleigh Mill, Bickleigh, Tiverton, Devon, EX16 8RG







Tiverton 3 Miles | Exeter 10 Miles | M5 J27/ Tiverton Parkway 10 miles

A unique lifestyle business opportunity within a former 18th century water mill, providing excellent potential for a thriving business within this popular and scenic Exe Valley village.

- Unique Lifestyle Business Opportunity
- Prime Exe Valley Tourist Destination
- Luxury Owner/ Manager 2-Bed Apartment
- Large Cafe, Bistro, Event Space
- Spacious Former Retail Area set across 3 Floors
- Gardens and Grounds Extending to 4.17 acres
- Extensive Car Parking
- Exeter 10 Miles. Tiverton 3 Miles
- Business Rated
- Freehold

Guide Price £750,000

SITUATION
The property is situated within the idyllic location, within the Exe Valley, just off the A396 between Exeter and Tiverton. The quintessential English village of Bickleigh has picturesque thatch cottages, a church, railway museum and a 14th century bridge spanning the River Exe. Conveniently positioned between Tiverton, 3 miles, and Exeter, 10 miles, the property is also just 10 miles from Junction 27 of the M5 and Tiverton Parkway station, which provides fast trains to London Paddington in under two hours. Overall, the location provides excellent natural footfall, as well as strategic convenience to major local centers.

DESCRIPTION
A former 18th century water mill providing a successful tourism, hospitality and retail destination since 1973, now closed due to retirement (February 2026). Stags are now seeking new ownership for the freehold. The property and grounds provide an excellent lifestyle opportunity to take the business in several potential directions based on its overall size, large parking area, extensive grounds and it's prime location within the Exe Valley, already a popular tourist and hospitality destination.

Any new usage would be subject to necessary consents, however, there is currently an extensive ground floor Café/ bistro with up to 80 covers, complete with commercial kitchen facilities. Potential exists to make this a significant breakfast, lunch and dinner destination, with the former retail area on the first and second floor extending the potential event space.

Further uses, subject to permissions, could be boutique hotel or Airbnb rooms, holiday lets, wedding and events, family attraction and activity center, to name a few. The property could also suit a number and variety of uses at the same time, complementing the customer experience and adding revenue streams.

ACCOMMODATION
An owners/managers apartment was created in 2021/22. This provides a contemporary, light and spacious feel with a large, open plan, kitchen/ dining/ living room, two bedrooms and a family bathroom.

The apartment can be accessed both internally or externally as desired.

OUTSIDE
To the front and side of the property is a large trade garden and terrace. To the side and down a separate access is a private parking/ storage area and garage. Adjacent is a large car parking area with further overflow area beyond. The remainder of the grounds extends to several acres, including paddocks, ponds, walkways, woodland and river frontage. These areas provide significant potential for leisure tourism or activity businesses, including cabins or glamping, subject to necessary consent. In all the property extends to 4.17 acres.

INVENTORY
To include business furnishings and equipment, as per an inventory to be supplied.

BUSINESS RATES
Rateable value to £27,500.
Please note, this is not rates payable. Interested parties are advised to make their own inquiries with the local billing authority.

SERVICES
Mains electricity and water. Private drainage via Reed Bed System. LPG central heating for flat & rear restaurant. Electric night storage heater and radiators through remaining.
Ofcom predicted broadband services - Standard & Superfast.
Ofcom predicted mobile coverage for voice and data: Internal (variable) – EE and Three. External – EE, Three, O2 and Vodafone (variable).
Local Authority: Mid Devon District Council.
The property is within the Bickleigh Conservation Area.

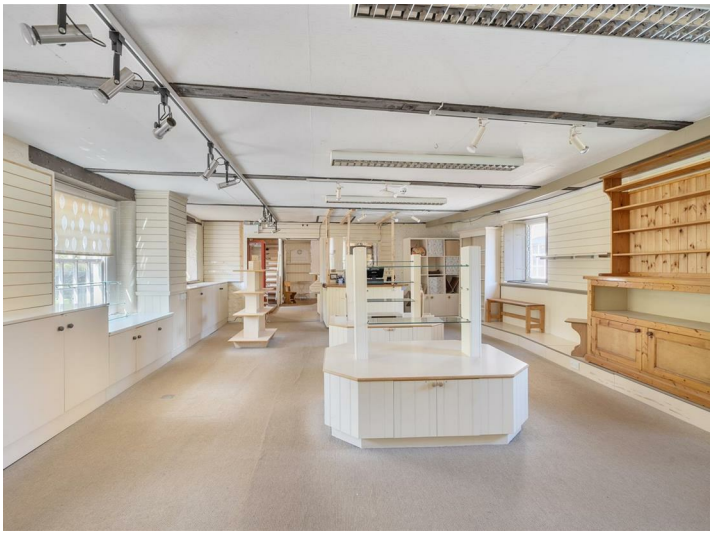
VIEWINGS
Strictly through the agents, Stags Tiverton.

DIRECTIONS
From Tiverton, travelling south, take the A396 towards Exeter on reaching Bickleigh, proceed over the bridge and bear first left, which leads down to the property.

What3Words: ///benched.tomato.noticing
Google Drop Pin:
https://maps.app.goo.gl/oDgpyqJJ81cMV3LK6



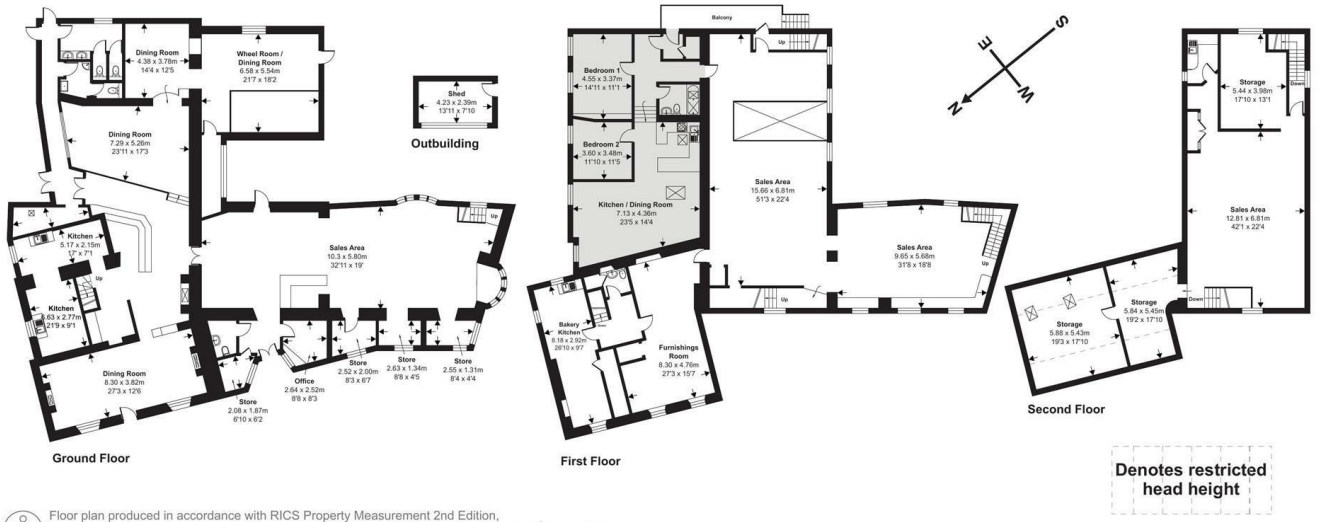






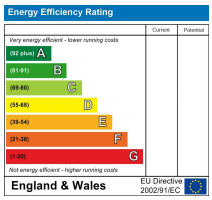


Approximate Area = 9070 sq ft / 842.6 sq m
Limited Use Area(s) = 289 sq ft / 26.8 sq m
Outbuilding = 109 sq ft / 10.1 sq m
Total = 9468 sq ft / 879.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1442296

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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