

Witchin Mill


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Witchin Mill,

Dalwood, Axminster, Devon, EX13 7HJ

Axminster station 5 miles; Honiton 6.9 miles; Seaton 8.3 miles

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Set within approximately 1.5 acres of enchanting woodland and landscaped gardens, this beautifully presented former mill offers versatile living accommodation with excellent annexe potential, a range of useful outbuildings, and a charming shepherds hut.

- 1.5 Acres of Gardens and Grounds
- Six Bedrooms
- Ample Parking
- Shepherds Hut
- Council Tax Band F
- Annexe Potential
- Three Outbuildings
- Countryside Views and Picturesque Stream
- Freehold
- EPC D

Guide Price £995,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

Witchin Mill occupies a rural position just outside the picturesque community village of Dalwood in the Blackdown Hills Area of Outstanding Natural Beauty surrounded by open fields. The village offers a range of amenities including the popular Tuckers Arms public house (only a short walk away), ancient church of St Peter's, village hall and community run shop and Post Office. There is also a pre-school, primary school and excellent pub (the Kings Arms) all close by in Stockland.

Dalwood lies approximately midway between the market towns of Honiton and Axminster. Both towns offer a wide range of amenities such as schools, banks, supermarkets and sporting facilities, as well as many independent shops and galleries. They both also have main line rail links to London (Waterloo).

The Jurassic Coastline at Lyme Bay is a short drive away, with the town of Lyme Regis being about 9 miles distant. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 6 miles south of the property.

DESCRIPTION

Tucked away in a secluded yet accessible position, Witchin Mill is an impressive and versatile home, thoughtfully arranged over three floors and sympathetically renovated by the current owners. Offering in excess of 3,000 sq ft of well-proportioned and highly versatile accommodation, the property is ideally suited to modern family living and multi-generational living, The property also includes a self-contained, one bedroom annexe requiring some renovation.

The lower ground floor forms the social heart of the home, featuring a superb open-plan kitchen and dining space, complete with a central island and direct access to the gardens – perfect for entertaining or family gatherings. This level also includes a boot room, utility and a downstairs W.C. as well as a plant/store room, ensuring both practicality and comfort. Accessed from a separate external door, there is a generous sitting room and bathroom that forms part of the annex, with stairs leading up to bedroom 6.

The ground floor of this impressive home opens with a welcoming and generously sized entrance hall, setting the tone for the space and comfort found throughout. From here, double doors lead into a beautifully proportioned living room—ideal for both family life and entertaining. Also on this level are two well-appointed bedrooms and a home office room, providing flexible accommodation for guests or multigenerational living.

On the first floor there is bedroom six, which benefits from its own private external access and a dedicated staircase leading down to a separate sitting room and bathroom below. Thoughtfully arranged and well-presented throughout, this versatile accommodation is already ideally suited to multi-generational living, visiting guests, or independent occupancy. The layout also offers excellent potential to create a fully self-contained annexe or income-generating holiday let, subject to any necessary consents.

Upstairs, the first floor reveals four further bedrooms, all of which enjoy generous proportions, ample built-in storage, and exceptional levels of natural light. The principal suite is especially noteworthy, offering a tranquil retreat complete with a modern ensuite shower room and an adjoining dressing room. A second smartly presented family bathroom serves the remaining bedrooms, ensuring comfort and convenience for the whole household.

Throughout the home, large windows frame wonderful views across the landscaped gardens and surrounding grounds, creating a strong sense of connection to the outdoors and reinforcing the peaceful, rural charm that defines the property.













OUTSIDE

The property sits within beautifully maintained grounds extending to approximately 1.5 acres, offering a tranquil setting with a strong sense of privacy and space. Expanses of lawn are interspersed with mature planting, colourful borders, and a variety of peaceful seating areas—many perfectly positioned to take in the soothing sounds of the Cory Brook stream that meanders alongside the edge of the plot.

Tucked away within the garden is a well-placed shepherd hut thoughtfully positioned for privacy. This charming space can lend itself to a variety of uses—ideal as guest accommodation, inspiring home office, or with potential for holiday letting, subject to the necessary consents.

A collection of detached outbuildings sits just beyond the main house, comprising three traditional barns and several ancillary structures. These offer excellent scope for workshops, storage, or potential conversion for those seeking to explore further development opportunities (subject to planning approval).

In addition, the property enjoys extensive private parking for multiple vehicles, making it both practical and well suited to hosting family and friends.

SERVICES

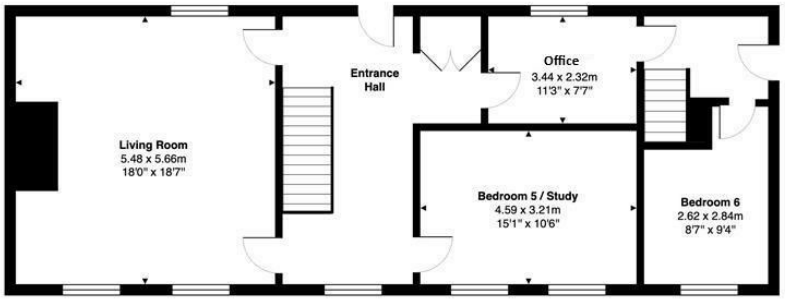
Mains electricity and water (metered). Private drainage via a sewage treatment plant. Oil fuel for central and under floor heating.

Standard and Ultrafast broadband available. Mobile signal with all major networks (Ofcom, 2025).

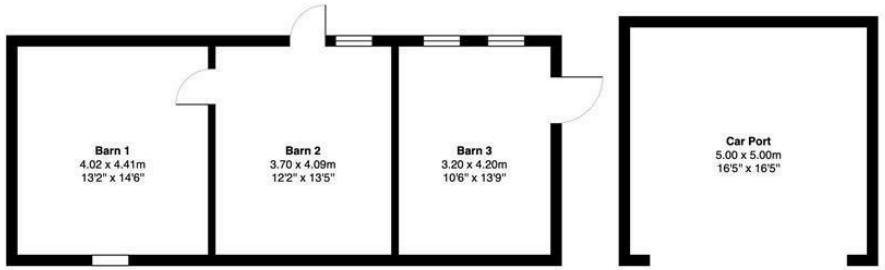
DIRECTIONS

What3words: ///hungry.confining.wriggled

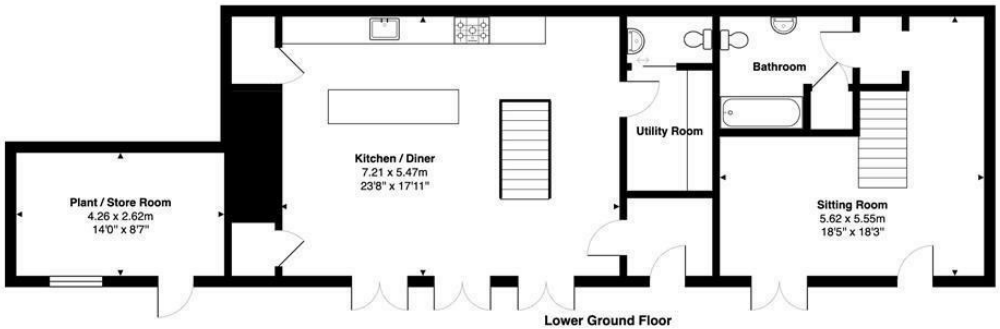
Witchin Mill, Road Past Lower Corry Farm, Dalwood, EX13 7HJ



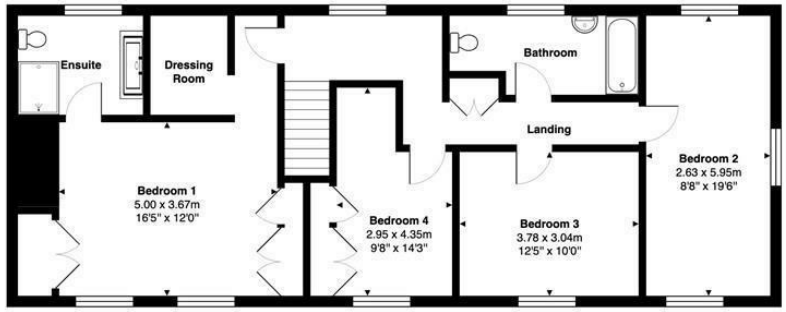
Ground Floor



Outbuilding - Ground Floor



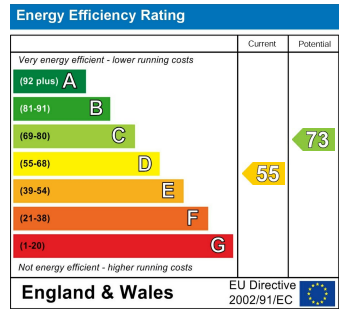
Lower Ground Floor



First Floor

Total Area: 306.9 m² ... 3304 ft² (excluding barn 1, barn 2, barn 3)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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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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