



The Mill



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Meavy, Yelverton, Devon, PL20 6PJ

Open Moorland 0.8 miles • Yelverton 1.4 miles • Tavistock 7.5 miles • Plymouth 11 miles (Derriford Hospital 7.5 miles)

With no onward chain, a non-listed, extended Georgian former mill and stables, now a 3-double-bedroom character home and 2-bedroom annexe in pretty, private gardens, on the edge of a desirable Dartmoor village.

- Chain-free Character Home
- 3 Bedrooms, 2 Bathrooms
- Garage and Outbuildings
- Desirable Dartmoor Village
- Freehold
- Original Mill Features
- Detached 2-bedroom Annexe
- Lawn and Courtyard Gardens
- Pretty, Pastoral Surroundings
- Council Tax Bands: E and A

Guide Price £615,000

SITUATION

This appealing home is situated on the edge of the desirable, unspoilt Dartmoor village of Meavy in West Devon, just a 10-minute walk from the village Primary School (Ofsted Outstanding), 150 yards from the very popular Royal Oak village pub, and within 1 mile of open moorland. Burrator Reservoir, a well-known local beauty spot and nature reserve, is just over 1.5 miles away. Plymouth city, Derriford Hospital and the city's schooling options are all within commutable distance, whilst Yelverton and the popular market town of Tavistock are both within easy reach.

DESCRIPTION

This fascinating, one-of-a-kind character home has origins dating to the 1830s but is not listed, and was originally the mill associated with the neighbouring Meavy Barton. Believed to have been converted in the 1950s, the property is now offered to the market for the first time in over 30 years, with no onward chain.

The house itself offers 3 double-bedroom accommodation, extended by our client in 2017, and sits alongside a self-contained, 2-bedroom annexe, formerly the mill's stables, which was converted circa 1990. Complementing the house externally is a pretty, lawned and courtyard garden featuring the original mill leat, an open garage and two useful outbuildings, broadening the appeal of this hugely interesting and individual village home.



ACCOMMODATION

The accommodation of The Mill is briefly summarised as follows: a canopy porch; an entrance hall; a sitting room centred around a log burning stove, with a substantial, original mill timber overhead; a bright, dual-aspect garden room with bi-fold doors opening to the courtyard; a ground floor cloakroom; a dual-aspect kitchen/dining room with an oil-fired Rayburn, and an external side door; a walk-in, under-stair pantry with space for an upright fridge-freezer; three first-floor double bedrooms, all front facing and enjoying a verdant outlook; and a standalone shower room. The kitchen features an original mill timber and is equipped with a range of cupboards and cabinets with roll-edge worktops, a 1.5-bowl composite sink and drainer, plus spaces for a slimline dishwasher, washing machine and freestanding gas cooker. The master suite is comprised of a bright, dual-aspect bedroom with a feature brick-obsured window, a modern, fully tiled en-suite shower room and a walk-through study or dressing room, with an attractive view to the rear.

ANNEXE

The annexe, known as Mill Stables, is in need of refurbishment. It has planning consent for ancillary (annexe) use and is self-contained, comprising a sitting room, kitchen and shower room on the ground floor, with two bedrooms on the first floor.

OUTSIDE

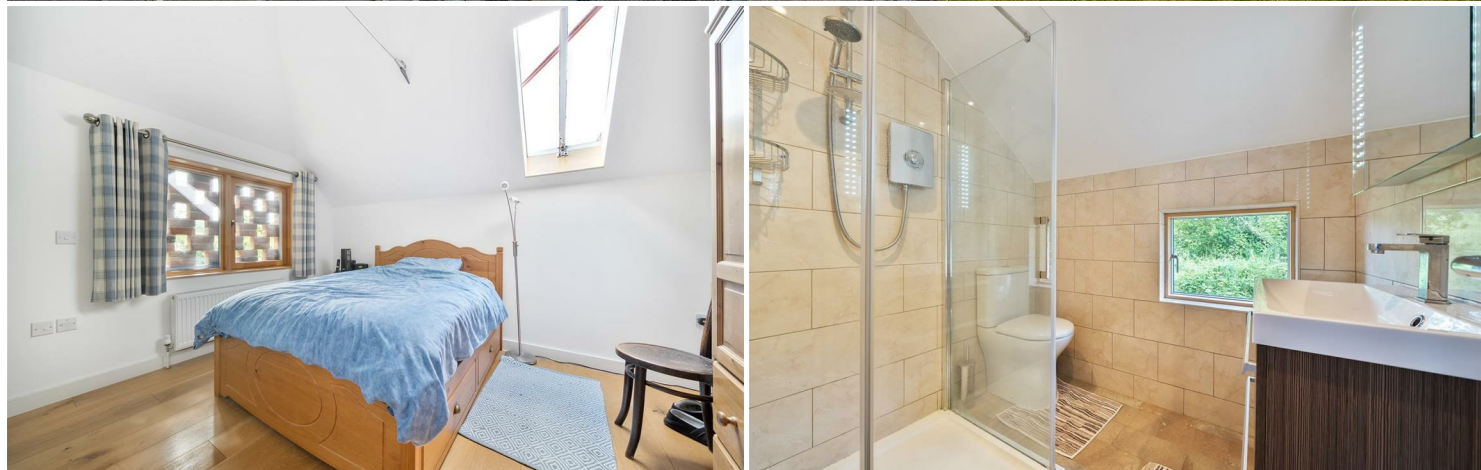
Outside of the garden room is a lovely, walled courtyard garden featuring four original granite mill wheels and solid slate and granite seating. Steps then rise to the principal lawned garden, through which runs the original mill leat trench - offering a glimpse into the historic workings of this fascinating home - before disappearing into a culvert. The gardens themselves are very quiet and sheltered, and enjoy some attractive countryside views. Within the garden are a stone-built workshop and a timber tool/machinery shed, both with power and lighting, and there is off-road parking within an open garage.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating, electric underfloor heating in the garden room, LPG cooking, and hot water via a Rayburn and immersion heater. Electric heating in the annexe. Standard broadband is available. Limited mobile voice/data services are available via O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. We understand that the house contains some asbestos panelling in the walls and ceilings. Please contact us for further details.
2. The house benefits from a right-of-way over the cobbled front yard.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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