



Old Mill Leat

Woodland Lane, Harberton, Totnes, TQ9 7SS

RENDELLS

Old Mill Leat

Harbertonford, Totnes, TQ9 7SS

Guide Price of £450,000

For Sale by Informal Tender closing 12 noon on Friday 10th July 2026

A rare opportunity to create a superb and very special residential home nestled beside the Harborne River, formally the start of the Leat to the Mill. Set in 5.36 acres (2.17ha) of enchanting woodland and meadow with a private access track directly off the public highway the property has lovely cleared glade areas with a range of outbuildings offering potential (subject to the necessary planning consents) currently used for storage and stabling.

- Idyllic location
- Banks of the river Harbourne
- 5.36 acres (2.17ha)
- Timber building
- 3 bedrooms
- Parking
- Delightful valley setting

Totnes 4.4 approx. miles, South Brent 6.9 approx. miles, Plymouth approx. 22.3 miles, Exeter approx. 32.9 miles, Newton Abbot 12.7 approx. miles, Dartmouth 12.5 approx. miles, Ashburton 12.9 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Set in the delightful River Harbourne valley, just $\frac{3}{4}$ of a mile away from Harberton which offers a Church, popular Church House Inn, recreation ground and village hall. Totnes is some 3.5 miles away, being a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the river Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.



Description

Old Mill Leat is set in a truly tranquil location within easy reach to Totnes with the timber residential building having a Certificate for Lawfulness granted in 2024. With it's own gated access and driveway that leads down to the private and tranquil woodland and glade areas alongside the river bank. Viewing is a must to fully appreciate this environmentally rich setting.

Accommodation

Entrance from the covered decked porch area, with glazed double doors opening into dual aspect open plan living/dining/kitchen room with wood burner, range cooker and mezzanine floor above. Consisting of three bedrooms and a bathroom., with rear access to the rear barn/workshop.

To the front is a stone patio and pathways that lead around the property and to the covered front deck veranda.

Gardens and Grounds

Parking and private gated entrance with track leading to the residence, with a paved area to the front, surrounded by woodland, wildlife and bird song.

Tenure

Freehold.

Council Tax

Not applicable.

Energy Performance Certificate

Energy rating F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

Services:

The property has no mains services connected however they are close by and could be connected by negotiation.

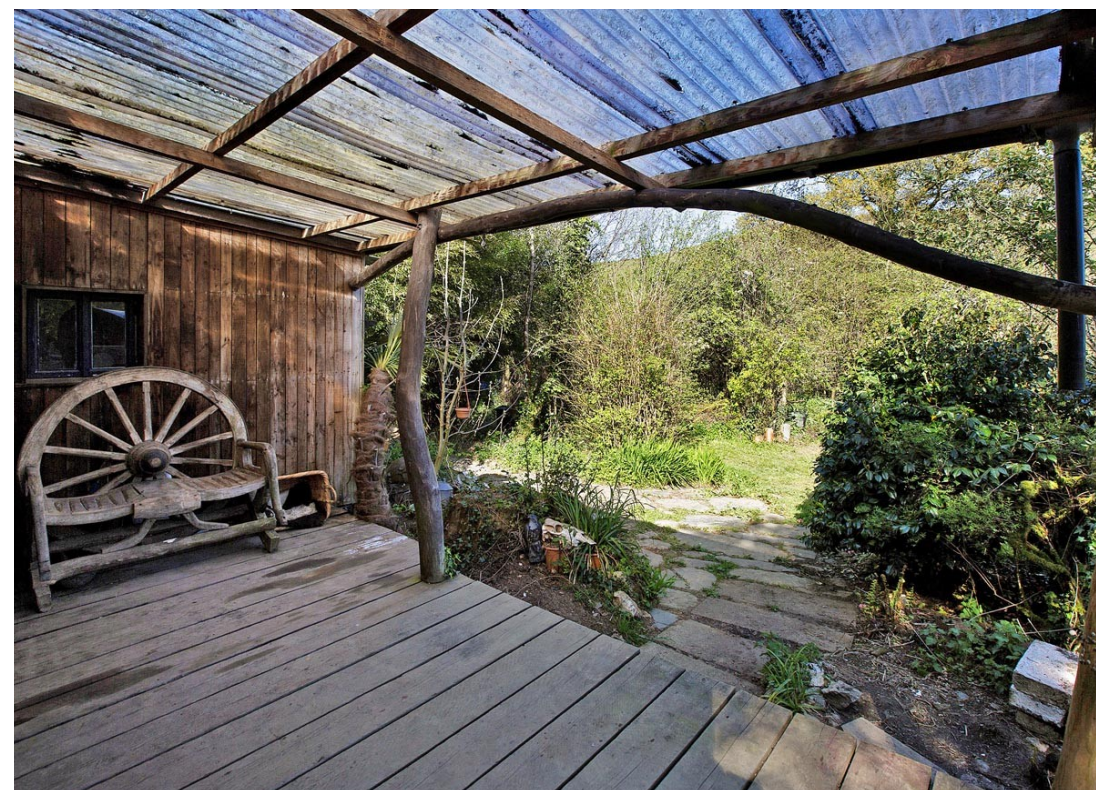
Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Land Registry

DN327582

DN361806



Planning

Old Mill Leat was granted a Certificate of Lawfulness for the existing use of building as a dwelling on the 27th May 2025 by South Hams District Council, ref 3720/24/CLE. Further information and plans can be found on the portal <https://southhams.planning-register.co.uk/Planning/Display/3720/24/CLE>

Viewing:

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From Totnes take the Plymouth Road leading out through Follaton about 2.5 miles turn left signposted Harberton at the crossroads . Continuing up the hill Taking 3rd right signed Harberton and continue down the hill, take the first right following signs to Harberton. Turn right onto Vicarage Lane and follow signs to east Leigh. At the crossroads turn left towards East Leigh, and continue along the lane where Old Mill Leat entrance shall be half a mile on your left.

What3words: contoured.rehersal.roke

Method of Sale:

The land is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by **12 noon on Friday 10th July 2026**. Tender forms are either attached to these particulars or available on request from Rendells, Totnes or online .

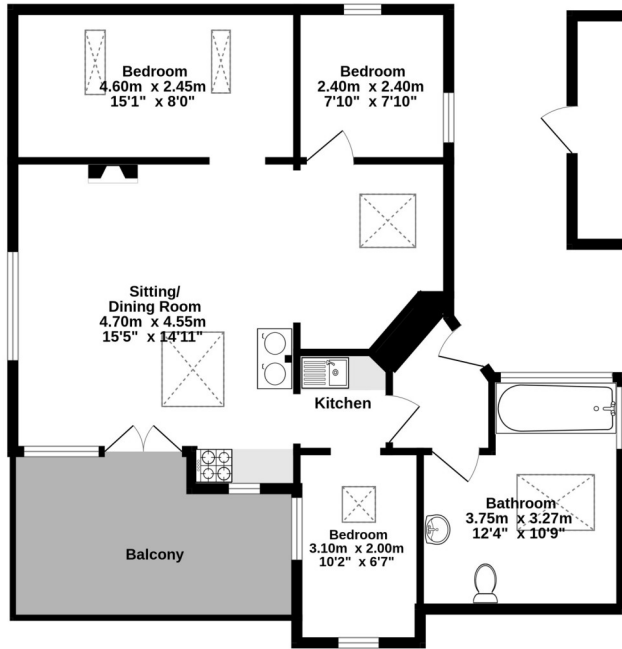
All tenders must be submitted to Rendells, 57 Fore St, Totnes TQ9 5NL .

The Seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

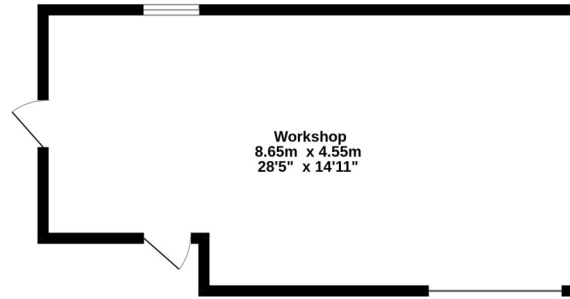
The Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.



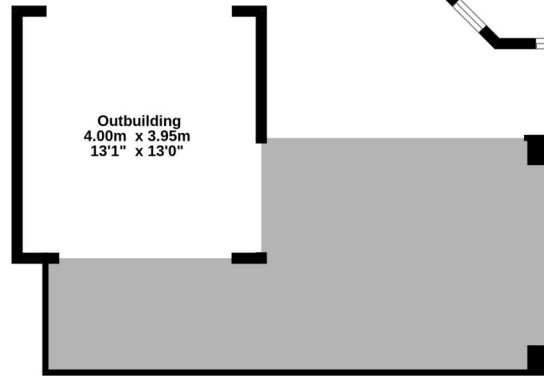
Ground Floor
68.8 sq.m. (740 sq.ft.) approx.



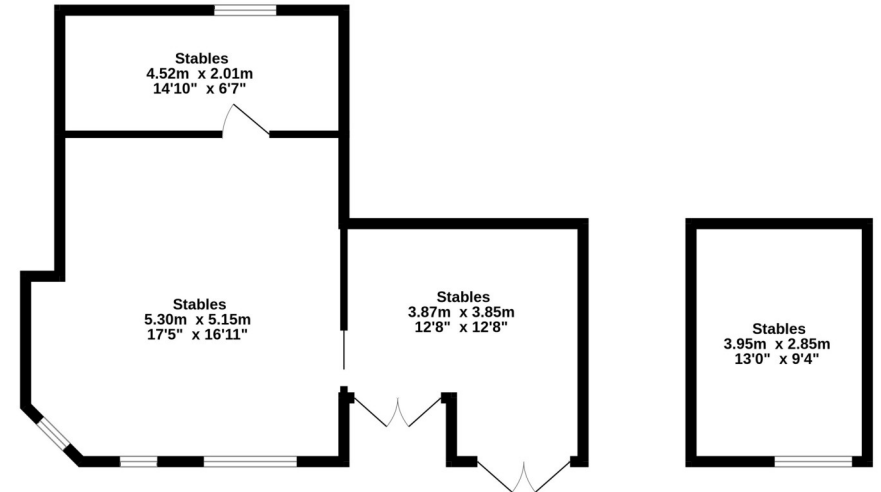
Workshop
37.1 sq.m. (400 sq.ft.) approx.



Outbuilding
15.8 sq.m. (170 sq.ft.) approx.



Stables
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 180.7 sq.m. (1945 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Tender Form

For Old Mill Leat, Woodland Lane, Harberton, TQ9 7SS
To be submitted by For Sale by Informal Tender: Closing Date 10th July 2026 at 12:00 Noon

I/We tender for the above mentioned property Subject to Contract, Freehold with Vacant Possession.
(Please submit in words and figures)

Amount Figures	
Amount Words	

Status:

Status	Cash / Loan / Mortgage
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Prospective Purchasers Details:

Name:	
Address:	
Post Code:	
Email Address:	
Home Telephone No:	
Mobile Telephone No:	

Solicitors Details:

Solicitors Name:	
Address:	
Post Code:	
Email Address:	
Telephone No:	

Signature:

Date:

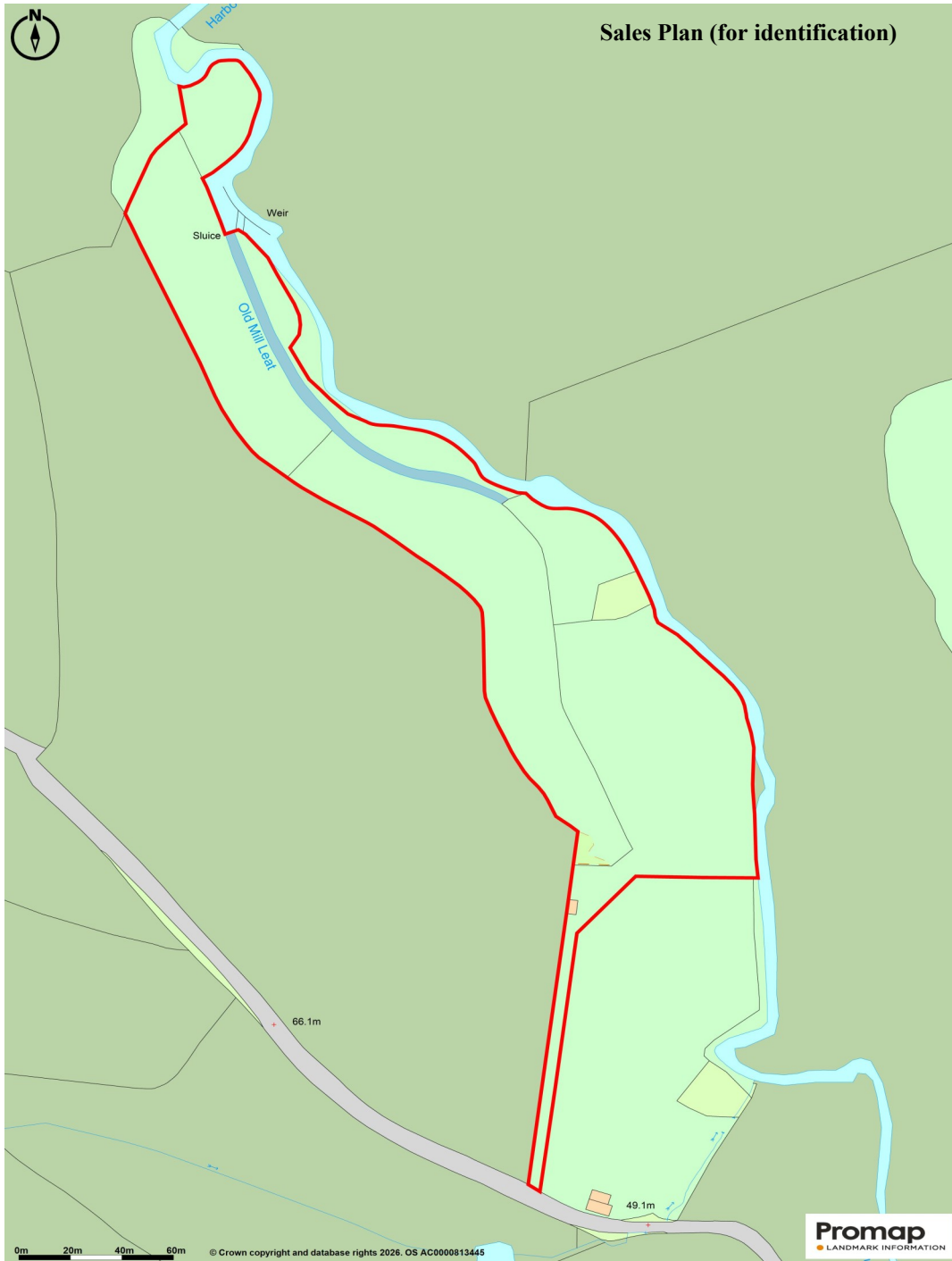
Please Note:

The vendor reserves the right not to accept the highest tender received or any tender if so wished.

Please submit tenders by **12 noon Friday 10th July 2026** to Rendells Totnes Office, 57 Fore Street,
Totnes, Devon TQ9 5NL Email: totnes@rendells.co.uk



Sales Plan (for identification)



Promap
LANDMARK INFORMATION



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888
Email: totnes@rendells.co.uk www.rendells.co.uk

