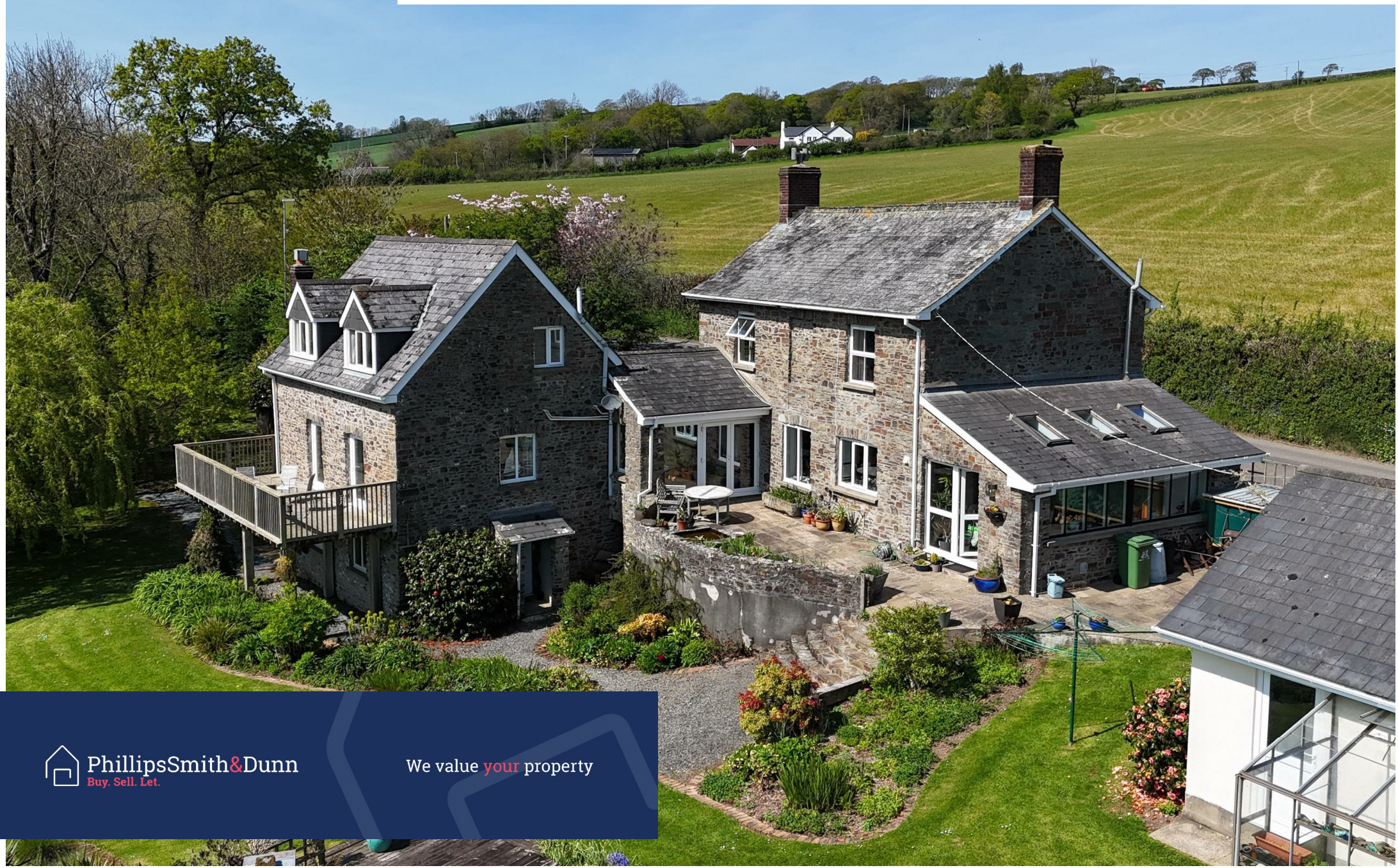
Littleham Mill

Littleham, Bideford, Devon EX39 5HL

Offers In Excess Of

£795,000



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A Detached Five-Bedroom Home With Approximately 2.14 Acres of Landscaped Gardens And Grounds

Littleham Mill, Littleham, Bideford, Devon EX39 5HL



Formerly the working mill serving the village of Littleham, Littleham Mill is a fascinating and highly individual country home, rich in history and character and occupying a wonderfully private position within approximately 2.14 acres of beautiful gardens and grounds. Sympathetically restored by the current owners in 1978, the property has been a much-loved family home for almost five decades and today presents a rare opportunity to acquire a substantial residence in a truly special setting.

The house has an immediately welcoming quality, combining the charm and craftsmanship of its past with the space and versatility required for modern family life. Original natural stone, exposed timber beams, stone quoins, reclaimed timber flooring and impressive fireplaces feature throughout, providing a wonderful sense of warmth and authenticity, while the generous proportions and adaptable arrangement of the accommodation offer considerable flexibility.

The entrance hall provides a practical introduction to the house, with ample space for coats and muddy boots after a walk through the surrounding countryside. From here, the accommodation leads naturally into the kitchen, which offers a good range of storage cupboards and preparation space, with the sink thoughtfully positioned to take advantage of the attractive outlook. A useful utility room is conveniently tucked away beyond.

The kitchen adjoins a comfortable sitting room, where views across the gardens and surrounding farmland provide a beautiful backdrop. An impressive natural stone fireplace with a wood-burning stove creates a striking focal point and adds to the warmth and character of the room. For those favouring a more contemporary style of living, the kitchen and sitting room could also be opened into one another, if desired, creating a wonderfully sociable open-plan space whilst retaining the character of the original building.

The accommodation continues into the dining room, a particularly inviting space for entertaining, with double doors opening directly

onto the sunny patio. During the warmer months, the doors can be thrown open to create an effortless connection between house and garden, providing an ideal setting for relaxed lunches, evening drinks and summer gatherings.

Beyond the dining room lies a further generous reception room, again positioned to make the most of the outlook. From here, doors open onto a wonderful south-facing balcony overlooking the gardens, grounds and countryside beyond. Sheltered and peaceful, it is an idyllic spot from which to enjoy the surroundings and one of the many features that makes Littleham Mill such an appealing home.

The first floor provides five bedrooms and two bathrooms, with the unusual arrangement of separate staircases creating a particularly versatile layout. This lends itself exceptionally well to larger or multi-generational families, perhaps providing a degree of independence for older children or a dependent relative whilst remaining comfortably connected to the main home.

Further flexibility can be found on the lower ground floor, where the accommodation is currently arranged as an office and hobbies room. With its own access and steps leading directly to a private parking area, this part of the house offers exciting potential for a variety of uses. Subject to any necessary consents, it could provide additional bedroom accommodation, a self-contained annexe, dedicated space for those working from home or potentially guest or holiday accommodation.

Outside, the gardens and grounds provide an exceptional setting for the house. Carefully created and nurtured over many years, they have matured into a wonderfully established landscape filled with an abundance of trees, shrubs, flowers and herbaceous planting, providing colour and interest throughout the seasons as well as creating a haven for wildlife.

Numerous seating areas are tucked throughout the gardens, allowing different aspects of the grounds and the changing sunlight to be enjoyed throughout the day. The patio immediately adjoining the dining room is particularly well suited to outdoor entertaining, providing a natural extension of the house and a delightful setting for alfresco dining and summer barbecues.

A substantial pond forms an enchanting centrepiece within the grounds, complete with its own island and surrounded by mature woodland and planting. A pathway winds its way through the trees and around the water, creating an especially peaceful and picturesque part of the garden and adding another dimension to this captivating setting.

Perhaps most impressive is the balance Littleham Mill achieves between outlook and seclusion. Country properties enjoying such attractive views can often occupy exposed positions, yet here the house feels wonderfully sheltered and remarkably private. Views extend across the property's own gardens and grounds towards the surrounding farmland and countryside, creating a genuine sense of space and tranquillity whilst retaining the intimacy and protection afforded by the mature landscape.

With its fascinating history, wealth of character and generous accommodation, together with the exceptional versatility of its layout and the beauty of its surroundings, Littleham Mill offers all the ingredients of a very special country home. Cherished by the same owners for almost five decades, it now presents an exciting opportunity for a new owner to make their mark and enjoy a wonderfully peaceful rural lifestyle in surroundings that are increasingly difficult to find.

AGENT NOTE - Additional land is available by separate negotiation.

Entrance Hall / Garden Room 5.83 x 2.65 (19'1" x 8'8")

Kitchen 3.87 x 3.60 (12'8" x 11'9")

Utility Room 2.83 x 1.97 (9'3" x 6'5")

Sitting Room 5.83 x 4.82 (19'1" x 15'9")

Dining Room 4.41 x 3.21 (14'5" x 10'6")

Ground Floor WC

Living Room 6.84 x 5.50 (22'5" x 18'0")

First Floor(s)

Bedroom 3.65 x 3.53 (11'11" x 11'6")

Bedroom 4.88 x 3.53 (16'0" x 11'6")

Bedroom 2.95 x 2.20 (9'8" x 7'2")

Bedroom 3.65 x 3.38 (11'11" x 11'1")

Bedroom 3.78 x 3.30 (12'4" x 10'9")

Bathroom 2.51 x 2.00 (8'2" x 6'6")

Bathroom 2.47 x 2.20 (8'1" x 7'2")

Hobbies Room 4.38 x 3.31 (14'4" x 10'10")

Office 5.28 x 3.31 (17'3" x 10'10")

Double Garage

Workshop









The property is situated within walking distance of Littleham, an attractive and historic North Devon village approximately 3 miles from the port and market town of Bideford. Littleham has a thriving and welcoming community and benefits from a traditional village pub, Methodist church, parish church and village hall. The nearby villages of Parkham and Buckland Brewer, offer further local amenities, including traditional village pubs and halls, each with a strong sense of community.

Bideford provides an excellent range of everyday amenities and services, with a varied selection of independent and national retailers, cafés, pubs, restaurants, bakeries and artisan shops. The town also benefits from several supermarkets, an outlet shopping centre and retail park, together with a good choice of highly regarded primary and secondary schools serving all age groups.

One of the area's greatest attractions is North Devon's spectacular coastline, which is within easy reach of the property. The popular seaside resort of Westward Ho! is renowned for its expansive sandy beach, excellent surfing conditions and iconic Pebble Ridge. Also nearby is the picturesque coastal hamlet of Bucks Mills, with its charming pebble beach and access to the renowned South West Coast Path, offering superb coastal walks and spectacular sea views.

For a wider range of facilities, the regional centre of Barnstaple lies approximately 13.5 miles away and provides North Devon's principal business, commercial, leisure and shopping amenities.

Despite its peaceful rural setting, the property is conveniently positioned for excellent transport connections. The A361 North Devon Link Road is readily accessible, providing a direct route towards Junction 27 of the M5 motorway. Rail services are available from Barnstaple, connecting with the wider national rail network.

The property offers an appealing balance of peaceful rural living and accessibility, surrounded by beautiful North Devon countryside while remaining within convenient reach of thriving towns, spectacular coastline and an excellent range of amenities and transport connections.

Services - Oil fired central heating, mains water and electricity, private drainage.





DIRECTIONS

From Bideford, proceed south along the A386 towards Great Torrington. Before reaching Landcross, turn right at the junction signposted towards Parkham. Continue along this road for approximately 2 miles, where the property will be found on the left-hand side. For satellite navigation, the nearest postcode is EX39 5HL. Alternatively, using the free What3words app, enter ///surnames.tuck.areas

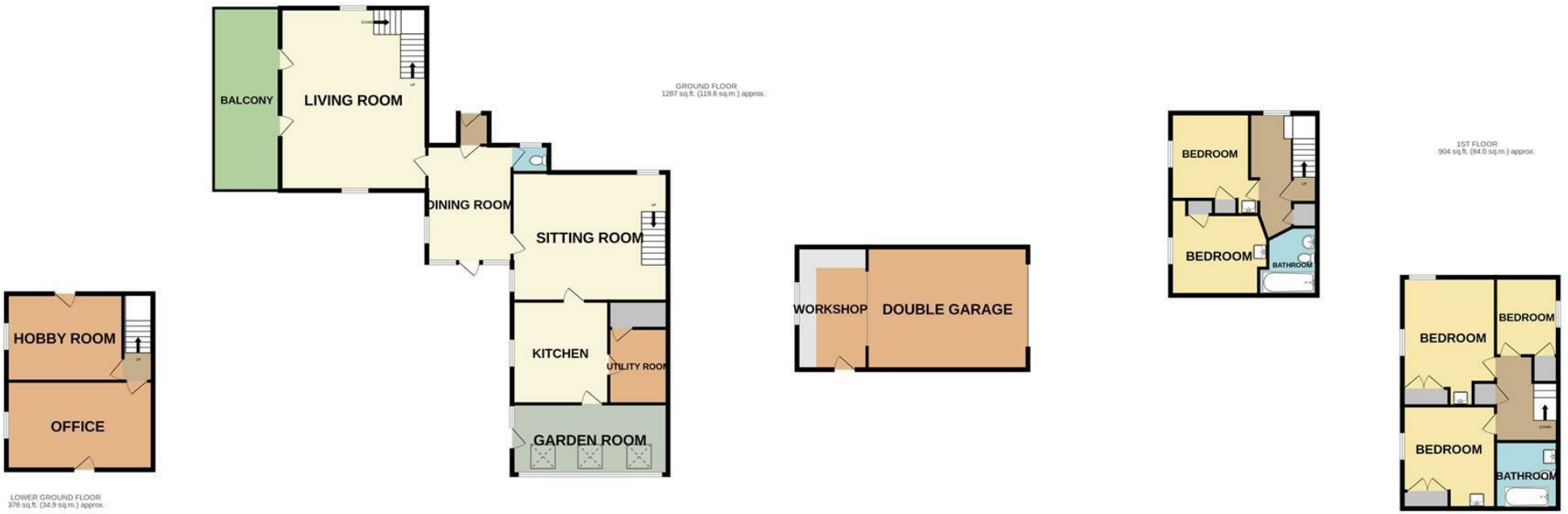
VIEWING
By appointment through Phillips, Smith & Dunn Bideford Office on 01237 879797











TOTAL FLOOR AREA : 2567 sq.ft. (238.5 sq.m.) 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.
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