The Mill

STAGS

The Mill,

Cotleigh, Honiton, Devon, EX14 9HD

Honiton 4.3 miles Lyme Regis 12.7 miles

Substantial Victorian former mill with main house, annexe and 3 holiday cottages set in 2.6 acres with pond.

- Victorian former mill house
- Three holiday cottages
- National Landscape
- Stables and garage
- Freehold
- Mill workings
- Quiet location
- PV panels and new drainage system
- In all about 2.64 acres (1.07 ha)
- Council tax band G & 4 x A

Guide Price £1,000,000

Stags Honiton

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SITUATION

The Mill enjoys a delightful tucked-away setting within the rolling countryside of the Blackdown Hills National Landscape, an area renowned for its outstanding natural beauty, peaceful rural environment and extensive network of country walks and bridleways. Located close to the attractive village of Cotleigh, the property offers the perfect balance of seclusion and accessibility.

The nearby market town of Honiton provides an excellent range of day-to-day facilities including supermarkets, independent shops, schooling, healthcare services and a mainline railway station. The A30/A303 to the north and the A35 to the south provide convenient links to Exeter, Taunton, the Jurassic Coast and the wider road network, making the property well placed for both commuting and leisure pursuits

DESCRIPTION

A substantial and characterful Victorian former mill comprising a spacious principal residence, an attached annexe incorporating the historic mill workings and three former holiday cottages, all set within grounds extending to approximately 2.64 acres.

The property has been in the same family ownership for almost fifty years and presents an increasingly rare opportunity to acquire a lifestyle property with considerable versatility and potential.

Whilst now requiring a degree of modernisation and improvement, the property offers extensive accommodation suitable for multigenerational living, home working, income generation or a combination thereof. The retained mill features provide a fascinating reminder of the property's former use and combine with the attractive setting to create a unique country property.

MAIN HOUSE

The stone-built former miller's house offers flexible family accommodation. A triple-aspect sitting room with woodburner, kitchen/dining room, playroom or office, utility room which are complemented by three first-floor bedrooms, a family shower room and an bedroom/ attic room above.

The house would benefit from modernisation but enjoys a charming setting overlooking the grounds.

ANNEXE/FORMER MILL WORKS

Formed from the original mill building, the annexe retains impressive stone grindstones and exposed timber machinery, reflecting the property's heritage. The accommodation includes an open-plan kitchen/living room, first-floor bedroom and bathroom, providing useful ancillary accommodation.

HOLIDAY COTTAGES

Converted from traditional stone barns during the late 1980s, the three cottages were previously operated as a successful holiday letting business before being retained for family use, offering excellent potential for guest accommodation or holiday letting.

As shown on the floorplans, the accommodation comprises two two-storey cottages, one with two bedrooms and one with a single bedroom, together with a further predominantly single-storey two-bedroom cottage incorporating an attic bathroom.

GROUNDS

Approached from a quiet council lane, the property enjoys ample parking, lawns, a pond adjoining the Umborne Brook and gently rising grounds beyond. Further features include polytunnels, timber stables, a shed and stone garage. Previously cultivated as a productive vegetable garden, the land offers excellent potential for gardening and smallholding interests. A footpath leads through the parking area and across a footbridge over the stream. Please note the mineral rights were reserved in 1919.

SERVICES

Mains electric, PV panels. Private water supply via a well, with a UV water treatment system installed in 2025 and recently tested. Private sewage treatment plant installed in 2021. Heating via woodburners in main house, electric heating in annexe and cottages. Ultra fast broadband, mobile signal, good outdoor Three and Vodafone, limited with EE, none with O2 (ofcom).

FLOOD RISK

Part of the property lies within a flood risk zone due to its historic mill setting beside the Umborne Brook. It is understood the house has not flooded during the current family's ownership of almost 50 years.

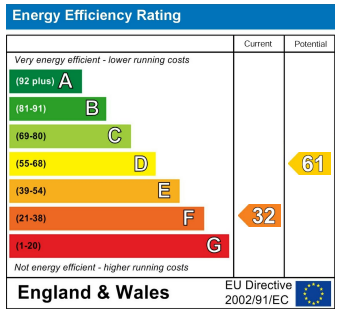
DIRECTIONS

From Honiton, head East following the signs to Cotleigh. Upon entering the village, turn left and then right. When you approach the green triangle, turn left and head out of the village. Before you go down the hill, turn left, marked No Through Road. Continue down the tarmac lane, past a cottage on a bend, the property will be at the end.

Approximate Area = 3163 sq ft / 293.8 sq m (exclude mill machinery)
Limited Use Area(s) = 170 sq ft / 15.7 sq m
Garage = 350 sq ft / 32.5 sq m
Outbuilding = 2527 sq ft / 234.7 sq m
Total = 6210 sq ft / 576.7 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: 1503253



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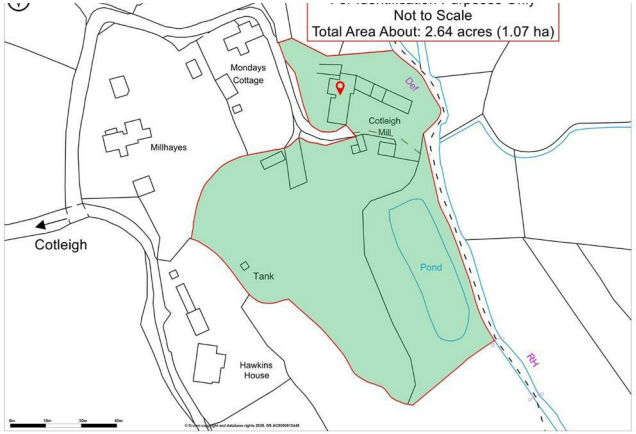
Not to Scale
Total Area About: 2.64 acres (1.07 ha)
Mondays Cottage
Cotleigh Mill
Der
Milhayes
Cotleigh
Tank
Pond
Hawkins House
Riv

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