



East Down Mill, East Down,
Barnstaple, Devon, EX31 4LZ



EAST DOWN MILL, EAST DOWN,

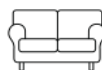
BARNSTAPLE, DEVON, EX31 4LZ

Barnstaple 9.2 miles; Combe Martin 4.9 miles; Exeter 49.3 miles



A truly magnificent and unique prospect to own a once in a generation home that occupies just over three acres of ground nestled within a pretty and sought after North Devon hamlet .

Freehold Guide Price £1,250,000



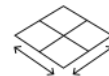
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4



327.2 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon EX31 1BA

Tel: 01271 233777 Email: residential.barnstaple@gth.net

DESCRIPTION

East Down Mill is an exceptional and distinguished country residence, combining timeless character with impeccable presentation throughout. Beautifully maintained to an exacting standard, this impressive home offers an abundance of charm, generous living accommodation and idyllic surroundings.

Upon entering, a welcoming reception hall immediately sets the tone, where a striking arched window fills the space with natural light. The country-style kitchen is warm and inviting, featuring handcrafted oak worktops, a traditional Belfast sink and a charming wood-burning range complete with hotplates and oven. Complementing this is a classic range cooker with an electric oven and LPG gas hob, making the kitchen both practical and full of character. Adjoining the kitchen is a well-appointed utility room with an excellent range of wall and base units, leading through to a practical boot room with an additional Belfast sink and ground floor cloakroom. The elegant sitting room is centred around a magnificent feature fireplace with a wood-burning stove, complemented by solid oak flooring and a beautiful bay window overlooking the meticulously maintained gardens. Equally impressive, the formal dining room enjoys an abundance of natural light through its large windows and patio doors, while also benefiting from an exceptional walk-in storage cupboard measuring over 15 feet in length and 6 feet in depth.

The first floor is accessed via a spacious central landing, which serves five beautifully presented bedrooms and the family shower room. The principal





suite is particularly impressive, offering generous proportions, a vaulted ceiling that enhances the feeling of space, French doors opening onto a private decked balcony, a walk-in dressing room and a stylish en-suite shower room. Bedroom two is another luxurious suite, enjoying two south-facing windows and a beautifully appointed en-suite bathroom featuring a slipper bath, Victorian-style fireplace and elegant period-inspired fittings. Bedroom three also benefits from its own en-suite shower room and French doors leading onto the wraparound decked balcony shared with the principal bedroom. Bedroom four is a bright and attractive room with fitted wardrobes and delightful views across the gardens and lake, while the fifth bedroom, currently utilised as a home office, enjoys French doors opening onto its own private decked seating area. The family shower room has been recently refurbished to a high standard.



Separate from the main residence is a charming single-storey one-bedroom cottage, offering excellent potential for multi-generational living, guest accommodation or as a source of supplementary income.

The grounds are undoubtedly one of East Down Mill's defining features. Extending to just over three acres, they have been thoughtfully landscaped and lovingly maintained, creating an outstanding setting that is rarely found. Beautifully stocked gardens provide year-round colour and privacy, complemented by mature shrubs, specimen trees and a desirable southerly aspect. Beyond the formal gardens lie enchanting bluebell woodlands, a fully stocked lake, meandering stream and a variety of peaceful seating areas, all combining to create a truly idyllic environment.



OUTSIDE

Immediately outside the house, an elegant Georgian-style veranda wraps around much of the property, providing the perfect space for outdoor dining and relaxation. A sun terrace, accessed from the boot room, enjoys far-reaching views across the gardens and includes a hot tub, which is included within the sale.

Grand stone steps descend to the lower driveway, providing extensive parking suitable for numerous vehicles. An impressive oak-framed garage with electric roller doors sits opposite a substantial stone-built workshop equipped with vehicle lifts, making it ideal for automotive enthusiasts or those requiring workshop space. An adjoining office further enhances the versatility of this area. The grounds are accessed via electric gates, ensuring both privacy and security.

A network of winding pathways leads through the magnificent gardens to the picturesque stocked lake, complete with an attractive bridge and a small fishing hut. The bluebell woodland offers a delightful selection of walking trails beneath a mature canopy of trees, while a further collection of outbuildings provides versatile space for stabling, a tack room or general storage.

East Down Mill represents an outstanding opportunity to acquire a truly exceptional country home, where period charm, modern comforts and breathtaking grounds combine to create an extraordinary lifestyle property.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. The property also benefits from LPG Gas, Oil fired central heating and a septic tank.



Council Tax: North Devon Council—Band F.

SITUATION

Despite its peaceful and secluded rural position the home still enjoys easy access to the surrounding districts. Further afield with the larger towns of Barnstaple and South Molton providing an extensive range of every day shopping, banking, recreational and educational facilities. From both of these towns the

A361 North Devon link road provides easy access to Tiverton and the M5 motorway (Junction 27). Mainline intercity rail links are available at Tiverton Parkway (London, Paddington approx. 2 hours) with international airports at Exeter and Bristol.

The Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, designated an Area of Outstanding Natural Beauty, with its popular resorts of Lynton, Lynmouth, Combe Martin and Ilfracombe. Further to the

west are the renowned bathing and surfing beaches of Woolacombe, Putsborough, Croyde and Saunton.

DIRECTIONS

What3words:///pretty.habit.backswing

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1600 Mbps, highest

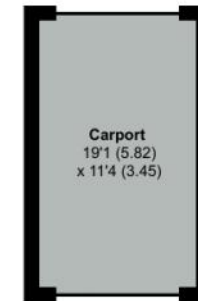
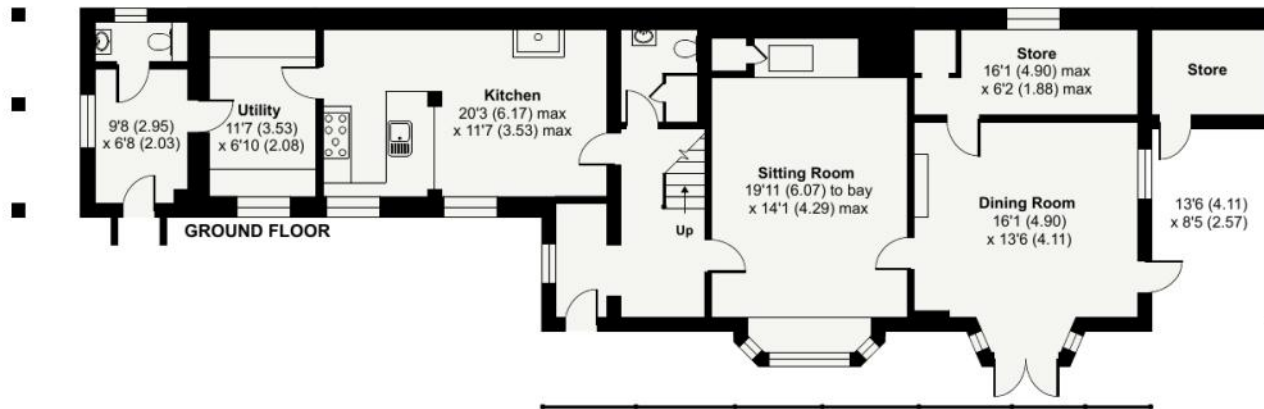
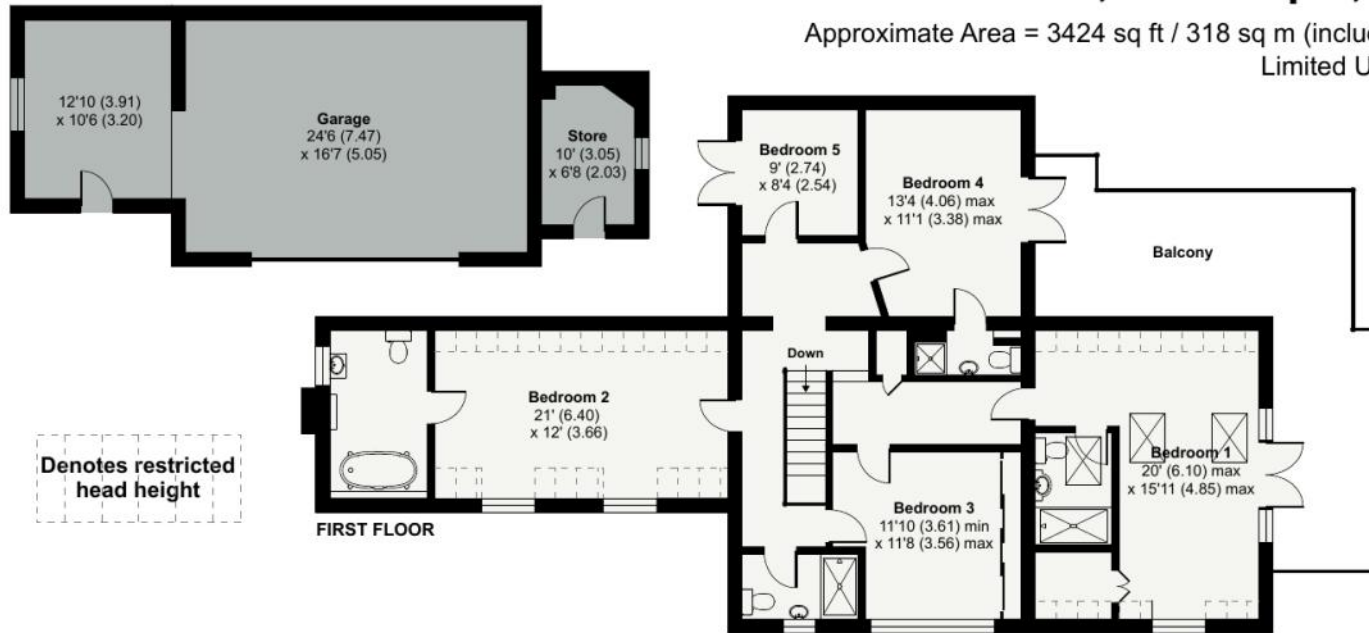
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Approximate Area = 3424 sq ft / 318 sq m (includes garage & excludes carport)

Limited Use Area(s) = 99 sq ft / 9.1 sq m

Total = 3523 sq ft / 327.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Greenslade Taylor Hunt. REF: 888970



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

79

49

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone, Block





