



EXMOOR
PROPERTY



EXMOOR
PROPERTY

TUCKING MILL

MARTINHOE - PARRACOMBE



TUCKING MILL

MARTINHOE - NORTH DEVON

EX31 4PX

ABOUT THE PROPERTY

Tucking Mill – Detached Character Property in Stunning Exmoor Location set in approximately 1.1 acres

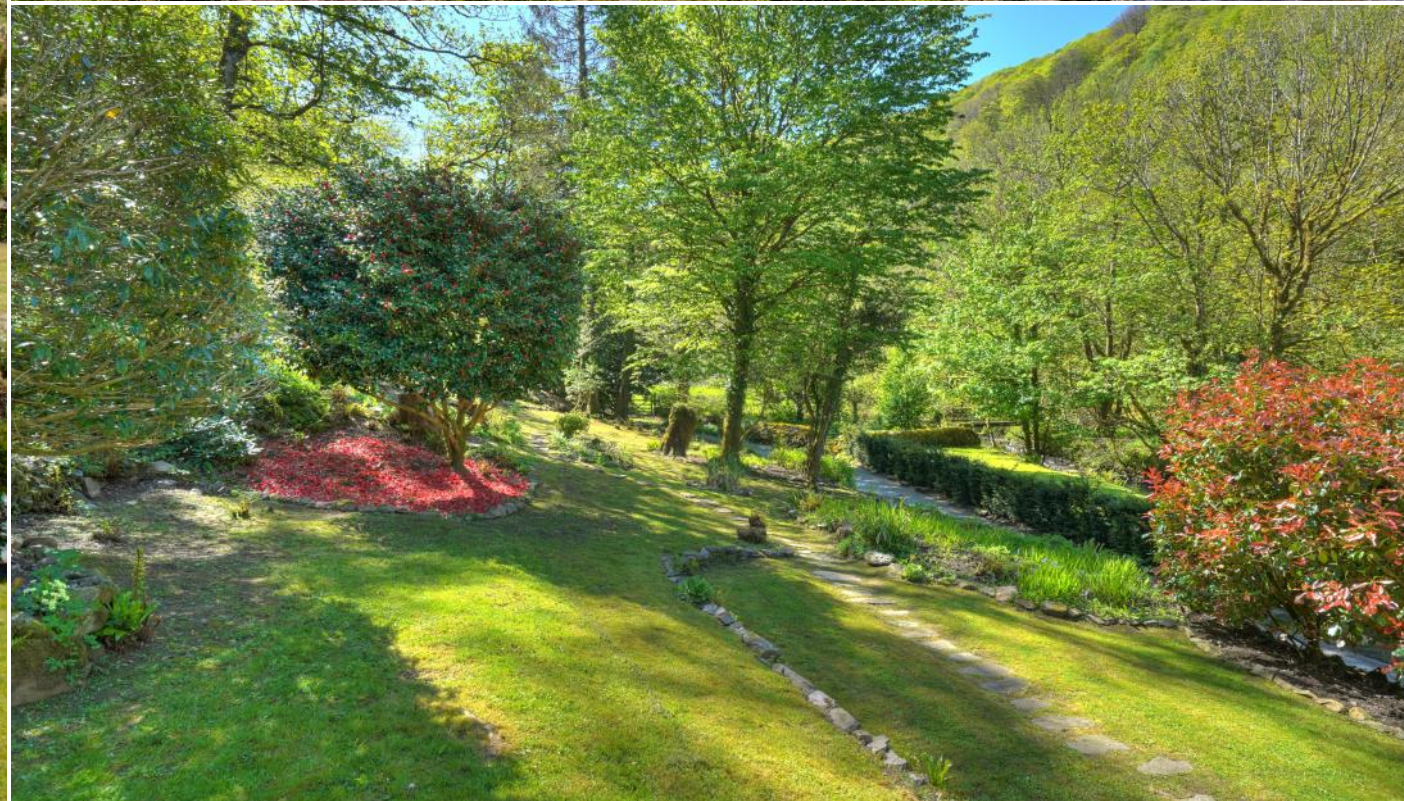
Tucking Mill occupies a truly exceptional setting amidst the unspoilt beauty of the Exmoor coastline, just a short distance from Heddon's Mouth. This detached character property features colour-washed stone elevations beneath a slate roof. The original core is of period origin, historically built as a pair of cottages, with a single-storey annexe sympathetically added in the 1980s.

Renovated to a high standard, the property offers extremely well-presented and adaptable accommodation. There is potential to incorporate the annexe into the main house for those seeking a larger home, or it may be retained as a self-contained space, ideal for guests or relatives, with planning consent for holiday letting. Additionally, a secondary detached one-bedroom lodge, which includes an integral garage/workshop, also benefits from consent for holiday letting.

Accommodation

- Main House – Ground Floor:
- Entrance porch and hallway
- Sitting room with log burner
- Dining room/snug with log burner
- Kitchen with integrated appliances
- Cloakroom





First Floor:

- Three bedrooms with bespoke built-in furniture
- Main bedroom with en-suite bathroom
- Additional separate shower room

Annexe:

- Open-plan kitchen and living room with log burner
- Bedroom
- Shower room

The Lodge – Ground Floor:

- Open-plan kitchen/living/dining room with log burner
- Bathroom
- Integral garage/workshop

First Floor:

- One bedroom

For full layout and approximate room measurements, please see the enclosed floorplan and virtual tour.

Gardens & Land

To the front, the property is set above the lane behind a stone retaining wall, with lawned areas flanking the cottage. The gardens feature well-established trees and shrubs, including Camellia and Rhododendron. Across the lane is a parking bay for 5–6 vehicles, additional lawn, and picturesque river frontage.

The property extends in total to just over **1.1 acres**.





THE AREA

With a forested river valley that stretches inland to the sea and an abundance of bridleways and trails, Heddon Valley is a classic and serene rural setting.

Nearby Lynton offers local amenities, including a good selection of restaurants, bars, cafés, shops, gym, hairdressers, small supermarkets, a library, a primary school, and places of worship, along with a regular bus service.

Lynton is twinned with the coastal village of Lynmouth, set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway. The South West Coast Path passes directly through Lynton & Lynmouth and is England's longest waymarked long-distance footpath and a National Trail. It stretches for 630 miles (1,014 km), running from Minehead in Somerset, along the coasts of Devon and Cornwall, to Poole Harbour in Dorset. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe (about half an hour) and the regional centre of Barnstaple (about 35 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship golf course) and Croyde are also about 40 minutes by car.

The North Devon link road (A361) is about a 30-minute drive and eventually joins the M5 motorway network at Junction 27, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. There are excellent state and private schools within the area. The Valley of Rocks is within level walking distance (passing the extraordinary location of the cricket ground), offering access to many miles of coastal walks and stunning unspoilt countryside, which the surrounding Exmoor National Park has to offer. A trip to Dunkery Beacon, Exmoor's highest point has incredible views and a picnic at Landacre Bridge or visit to Withypool tea rooms would be well worth the journey.





Lynton - **5.5 miles**
Lynmouth - **6.5 miles**
Porlock - **18.1 miles**
Minehead - **23.5 miles**
South Molton - **19.2 miles**
Barnstaple - **16.5 miles**



Parracombe Primary - **2.6 miles**
Lynton Primary - **5.7 miles**
Ilfracombe Academy - **11.6 miles**
West Buckland - **13.9 miles**
Petroc College - **17.5 miles**



Combe Martin Beach - **6.9 miles**
Ilfracombe Harbour - **11.4 miles**
Woolacombe - **16.9 miles**
Putsborough - **19.2 miles**
Croyde - **19.1 miles**
Saunton Sands - **20.3 miles**



Barnstaple Bus Station - **16.4 miles**
Barnstaple Train Station - **16.9 miles**
Tiverton Parkway Station - **44.3 miles**



A361 North Devon Link Road
M5 (Junction 27) - **42.8 miles**



Exeter Airport - **55.2 miles**
Bristol Airport - **83.6 miles**





COOK

Too Many
COOKS
Spoil
the
BROTH

FRESH HERBS

BON APPÉTIT

MILK

SUGAR

TEA





HOVIS



COOK









LOVE

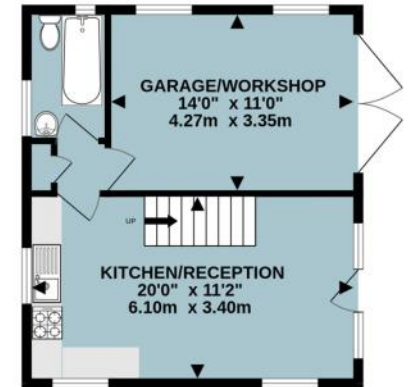
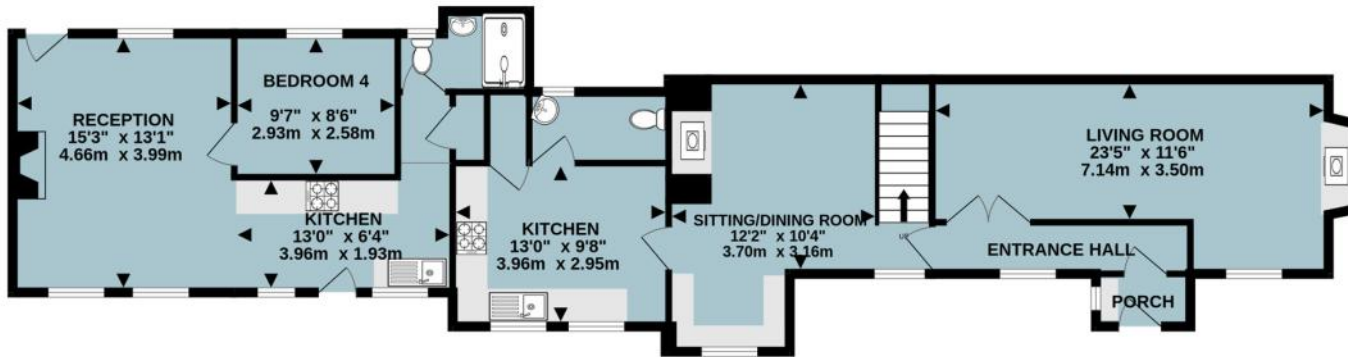
You + Me = Us



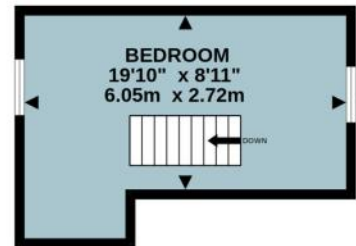
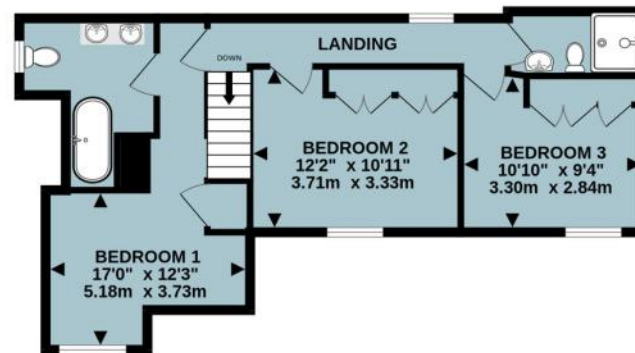




GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



FIRST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.3 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.
Made with Metropix ©2025





SERVICES - OUTGOINGS

Services: Private water supply with UV filters, shared private drainage, mains electricity, independent electric heating systems

Broadband & Mobile: Standard broadband available; limited mobile phone coverage (see Ofcom website for details)

Council Tax: North Devon Council – Band F (£3,650.42) and Band A (£1,684.80) for 2026/27

EPC Rating: F and F

Tenure: Freehold

IMPORTANT NOTICE

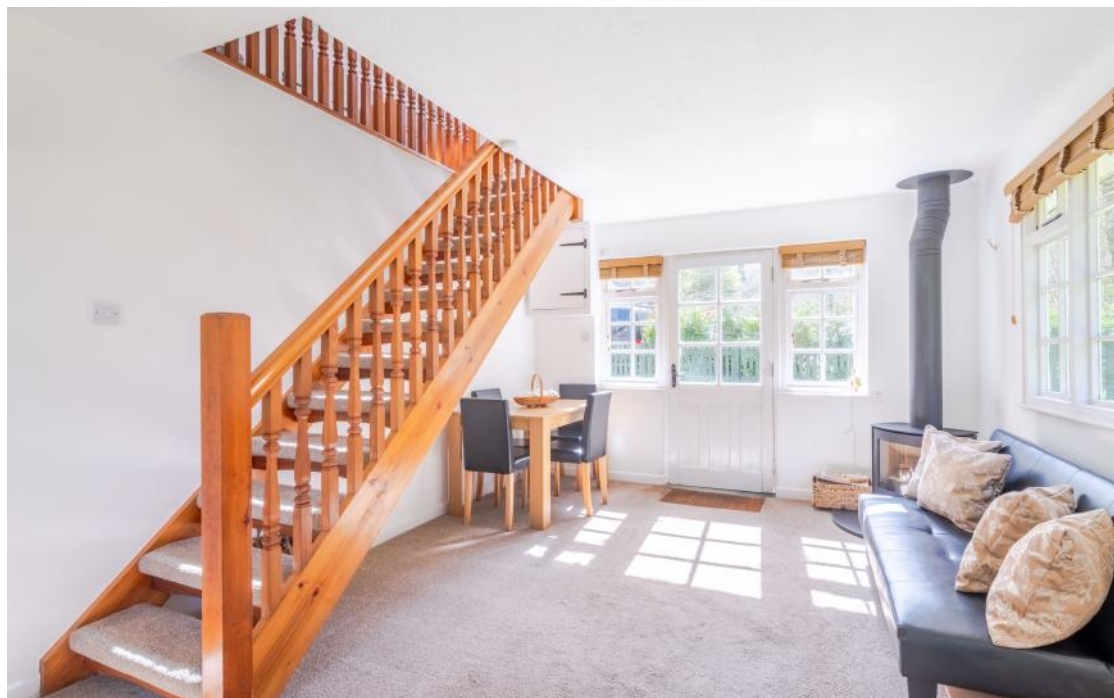
These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

COPYRIGHT © 2025 EXMOOR PROPERTY

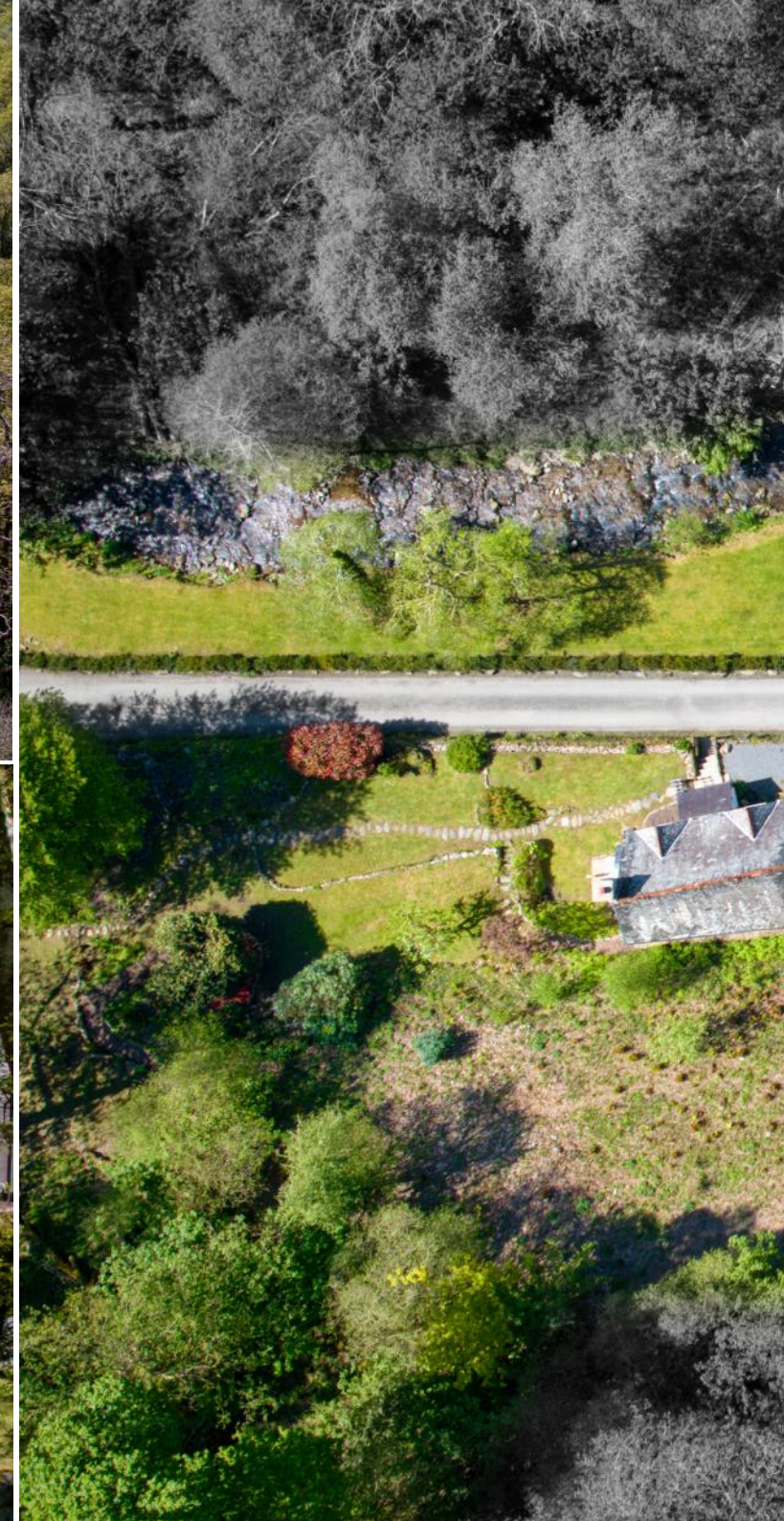
THE LODGE













DIRECTIONS

From **Lynton**, take the **B3234 towards Barbrook**. At the junction opposite Barbrook Fuel Station, turn **right onto the A39** and continue for approximately **3 miles**, passing **Woody Bay Station**. Turn **right** following signs for **Kittihoe, Hunters Inn, and Heddon Valley**. Continue along this lane for just under **2 miles** – the property is on the **right-hand side**, with the driveway directly opposite.

What 3 Words Location - [///twigs.verve.blogs](http://twigs.verve.blogs)

DIGITAL MEDIA LINKS

[VIRTUAL TOUR](#)

Property Reference #RSE0474

VIEWING & CONTACT

T 01598 7522221

M 07734651069

W EXMOORPROPERTY.COM

E INFO@EXMOORPROPERTY.COM



INCORPORATING MICHAEL ADEY PROPERTY