



- A FANTASTIC CONVERTED MILL IN A BEAUTIFUL SEMI RURAL SETTING
- WONDERFUL VIEWS ACROSS ROLLING COUNTRYSIDE TOWARDS DARTMOOR
- SPACIOUS AND VERSATILE ACCOMMODATION WITH MUCH CHARACTER AND CHARM
- TWO SPACIOUS RECEPTION ROOMS IN THE MAIN HOUSE
- FOUR BEDROOMS (ONE EN-SUITE) IN THE MAIN HOUSE
- KITCHEN BREAKFAST ROOM WITH PANTRY/UTILITY
- LARGE SELF-CONTAINED ANNEXE WITH GALLERIED RECEPTION AND EN SUITE BEDROOM
- CELLAR ROOMS AND WORKSHOP
- DRIVEWAY, DOUBLE GARAGE AND LOVELY MATURE GARDENS

Humber, Bishopsteignton, TQ14 9TD

Asking Price £600,000

A beautiful converted mill house, with much character and charm and fantastic views across rolling countryside towards Dartmoor. Spacious accommodation with large receptions, kitchen/breakfast room, four/five bedrooms (2 En suites), large self-contained annexe, extensive parking, double garage and lovely mature gardens.



Property Description

LOCATION

Humber Mill is beautifully set with the approach land adjoining the wonderful rolling Devon countryside. The setting offers a great sense of peace and tranquillity, with the property being surrounded by beautiful rolling Devon farmland and countryside as well as being close to the historic Lindridge Park estate. Extensive amenities and major road and rail links are relatively close by and easily accessible, as are good educational options. Primary education is available at Bishopsteignton and the renowned Grammar Schools are set around 10-miles away in Torquay. The seaside town of Teignmouth, which lies around four miles away, has a community college and Trinity School, offering private education at primary and secondary level. Teignmouth also has a promenade and sandy beaches, two supermarkets, a wide range of amenities and a mainline rail link to London Paddington. Teignmouth golf course sits around 1.5 miles away on the hills above the town and the nearby B3192 offers fast access to the A380 linking to the M5. The Cathedral City and county town of Exeter with its Red Brick University, private and public schools, fine dining and shopping at the Princesshay shopping centre lies around 14-miles away.

DESCRIPTION

Humber Mill is available to the market for the first time in around 35 years, and is a fantastic and yet conveniently set country residence with spacious, characterful and versatile accommodation. Within the main part of the house there are two sizeable reception rooms with the sitting room having a vaulted ceiling with rustic beams. There is a rustic-style kitchen/breakfast room with utility/pantry leading off. There are vaulted ceilings and feature galleried landings. Within the main part of the house there are four spacious bedrooms, one currently in use as a study/studio, with a six-piece en-suite bathroom to the principal bedroom, which is set at ground floor level and also has French doors opening to the outside. There is a large family bathroom and many of the windows enjoy fabulous views across rolling Devon countryside towards Ideford Common, Lindridge park and Dartmoor in the distance. Great versatility is added to the property by the





spacious annexe accommodation, which can be entirely self-contained if required and comprises a large kitchen/breakfast room, a bedroom with en-suite bathroom, and a very spacious galleried sitting room at first floor level. Additional interesting and versatile spaces within the property include three large cellar rooms, one of which serves as a utility/laundry room, another being a large store, and another serving as a workshop. Additionally at first floor level there is an attic room, full of historic interest housing the workings of the original mill. Outside, a driveway provides extensive parking, there is a double garage with mezzanine store and an electric "roll up" door and there is a mature garden, part laid to orchard, with sweeping lawn and paved seating area, ideal for outdoor entertaining etc.



From the approach lane, a driveway is approached, where there is an adjoining paved entrance area with outside light. A timber effect uPVC double glazed door opens to the....

ENTRANCE VESTIBULE

An attractive welcoming space with quarry tiled floor and an inner stable door with glazed panels and stonework beside, opening to the...

RECEPTION HALL

With quarry tiled floor and multi-paned glazed doors to the kitchen/breakfast room and the sitting room.

KITCHEN/BREAKFAST ROOM

An attractive room, with rustic styling and two large uPVC double glazed windows take in truly breath taking views towards nearby meadows, taking in a broad sweep from Ideford Common, across Lindridge park and towards Dartmoor in the west. The kitchen area is fitted with a comprehensive range of floor and wall mounted units with pine cupboard door and drawer fronts and extensive areas of tiled work surface with timber trim. There is a one and a half bowl single drainer stainless steel sink unit with mixer tap, a built-in four-ring ceramic hob with oven beneath, space and plumbing for dishwasher and space for a fridge freezer. Ample space for breakfast table and chairs, quarry tiled floor, radiator



and a pine panelled ceiling with spotlights. A pine panel door opens to the....

PANTRY/UTILITY AREA

With a side facing uPVC double glazed window having pleasant views over the approach lane and countryside beyond. There is an area of tiled surface with inset, single drainer stainless steel sink unit. Shelving, electricity trip switches, quarry tiled floor and under-surface space and plumbing for a washing machine.

INNER HALLWAY

With a quarry tiled floor and stairs rise to the upper floor with feature heavy beam over. Small galleried area, radiator and a high-vaulted ceiling with galleried landing and Velux-style window. Timber framed multi-paned doors to....

SITTING ROOM

A particularly lovely room, set on two levels with exposed stonework, a heavy rustic beam and a part-vaulted ceiling with exposed truss and timberwork. Two large Velux style windows, make this room feel tremendously light and spacious. At the upper level of the room there are full height uPVC double glazed timber effect windows overlook the attractive gardens and sweeping lawn, as well as having rural views. Further uPVC double glazed windows enjoy a similar aspect. Feature fireplace with rustic stonework to the chimney breast and a large log burning stove set on a quarry-tiled hearth with beam over. Two double radiators and display area with stonework and shelf.

REAR LOBBY

With a quarry tiled floor and a part glazed stable door to the rear courtyard. Recessed store area and a....

CLOAKROOM WC

With quarry tiled floor, a wall mounted wash hand basin and a WC. Small radiator and exposed beam.

DINING ROOM

Another fantastic room, being spacious and providing a great entertaining space with a full-height, timber effect uPVC

double glazed window overlooking the approach lane and having fantastic views across nearby meadows towards Ideford Common and towards Dartmoor as described. Double radiator, large opening to the kitchen/breakfast room and stairs descend to the lower floor. Walkway with timber balustrade and further galleried landing above.

FIRST FLOOR ACCOMMODATION IN THE MAIN PART OF THE HOUSE

GALLERIED LANDING

With a feature wall having exposed truss and plaster work, access to large eaves storage space and radiator.

FIRST FLOOR BEDROOM 1

A spacious room with two Velux-style windows, taking in good views across countryside towards Dartmoor as described. Radiator, built-in triple wardrobe with sliding louvre doors, recess with exposed feature beams and recess with shelving.

FIRST FLOOR BEDROOM 2/STUDY

Currently in use as a study/studio, with this room being set out in two parts with partitioning, feature beams and a gable-set uPVC double glazed window overlooking the lovely garden. Radiator.

BATHROOM

The bathroom is of a good size, having a pine panelled ceiling with spotlights, a Velux-style window and a four-piece suite comprising a panelled bath, a pedestal wash hand basin with tiled surround, mirror and shaver light over, a bidet and a WC. A door opens to an attic/eaves space with the stopcocks etc.

Back in the dining room, stairs descend to a lower ground floor lobby with door to...

LOWER GROUND FLOOR BEDROOM

With spotlights, two timber effect uPVC double glazed windows overlooking the approach lane and countryside beyond. Double radiator.

From the dining area, a timber framed multi-paned door opens

to....

INNER HALLWAY

With a louvre door opening to the airing cupboard with slatted shelving and the hot water cylinder (with the hot water in the property being supplemented by solar panels.)

PRINCIPAL BEDROOM

An appealing room set at ground floor level and with timber effect uPVC double glazed French doors opening to the outside and overlooking the garden. Radiator and glazed, mirrored timber framed doors open to a large, built-in wardrobe with hanging rail and shelving.

EN-SUITE BATHROOM

Set out in two parts and with an inter-connecting door and a door opening back to the hallway. This bathroom has a six-piece suite, comprising a panel bath, two wash hand basins, a bidet, a WC and a tiled shower cubicle with thermostatically controlled shower. Medicine cabinet, two radiators, fully tiled walls, mirror tiles, shaver lights and a cork-tiled floor.

THE ANNEX

Which can be self contained or approached from the main house through the aforementioned hallway. From the outside a part glazed timber stable door opens to the....

KITCHEN/BREAKFAST ROOM

A good space, with a range of floor and wall mounted units with cupboards and drawers and extensive areas of timber-effect, roll edge work surface with attractive tiled surrounds. There is a single drainer, stainless steel sink unit with mixer tap, a built in four-ring ceramic hob with filter over and oven beneath. There is space for a fridge and space and plumbing for a dishwasher. There is a LOBBY area with a panel and latch door leading to turning stairs descending to the CELLAR ROOMS.

BEDROOM

With exposed beams, a rear facing, timber framed double glazed window, a double radiator and a panel and latch door opening to the....

EN SUITE BATHROOM

With a four-piece suite having tiled surrounds and comprising a panel bath with mixer set, a pedestal wash hand basin with mirror and shaver light above, a bidet and a WC. Double radiator, extractor fan and an opaque glazed window.

Back in the kitchen area, turning stairs rise to the...

GALLERIED SITTING ROOM

A spacious room with plenty of rustic charm, exposed beams, two radiators, a balustrade above the gallery and Velux style windows affording some good views. Exposed floor boards and spotlights. A latch and panel door opens to the....

ATTIC ROOM WITH MILL WORKINGS

An interesting space, giving a good sense of history with exposed trusses and a heavy beam with the mill wheels and historic workings set beneath.

CELLAR/WORKSHOP/UTILITY

Set out in three parts, with the first part being a utility/laundry space with ceramic floor tiles, the floor mounted oil-fired boiler supplying central heating to the annexe and an area of work surface with an inset one and a quarter bowl stainless steel sink unit with mixer tap, a cupboard beneath, space and plumbing for a washing machine and a further appliance space. The next room is a workshop-type space with a paved and concrete floor, painted block and masonry walls and with this space opening to a further rustic store area, with the floor-mounted, oil-fired boiler supplying the central heating to the main part of the house. A door to the outside gives an easement over a neighbouring courtyard and an inter-connecting door opens back to the lower ground floor.

OUTSIDE

Approached from the lane there is a driveway, which provides extensive PARKING with an area of well stocked bedding beside. The driveway in turn leads to the detached DOUBLE GARAGE, with an electric "roll up" door, windows, a pitched and tiled roof with velux window, a galleried store area and a side door. Beside the garage there is a paved courtyard area.

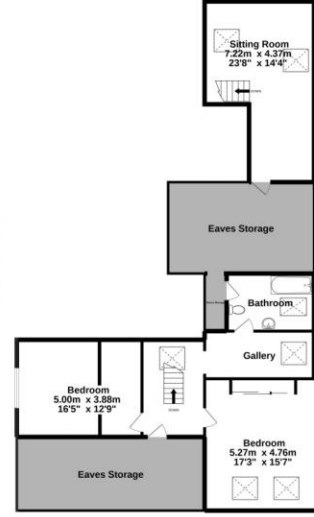
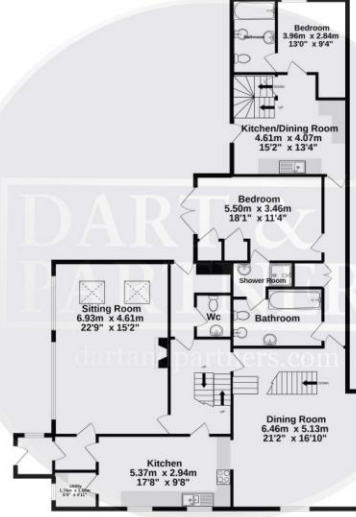
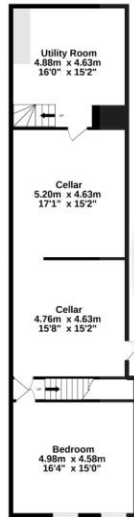
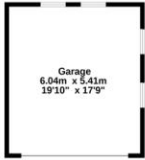


Garage
32.7 sq.m. (352 sq.ft.) approx.

Lower Ground Floor
94.3 sq.m. (1022 sq.ft.) approx.

Ground Floor
172.7 sq.m. (1859 sq.ft.) approx.

1st Floor
96.2 sq.m. (1039 sq.ft.) approx.



TOTAL FLOOR AREA : 396.6 sq.m. (4269 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.
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Also adjoining the garden there is a partially enclosed, paved seating area surrounded by walling, providing a good outside entertaining area. The main expanse of garden is set above the driveway and is laid to a large sweeping area of lawn and orchard with mature apple trees, with the lawn being a wonderful spot to contemplate the idyllic rural surroundings. There are various mature trees and the back garden is primarily enclosed by high beech hedging and a natural borders set above the approach lane. On the other side of the approach lane there is a small area of outside space, partly enclosed by walling, where the private drainage system is located.

AGENTS NOTE

Humber Mill has a private water supply, oil fired central heating, private drainage and solar panels supplement the hot water.



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