



The Old Mill, Upton Hellions, EX17 4AE

Guide Price £775,000

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The Old Mill

Upton Hellions, Crediton

- A large and beautifully converted detached mill
- 4 bedrooms and 2 bathrooms
- Sitting in just under 2 acres of gardens and grounds and river frontage
- Gorgeous country location yet only 1 mile to Sandford and 2 miles to Crediton
- Easy commute to Exeter - ideal for families
- Sizeable living accommodation over 2600 square feet
- Large living room 20ft x 16ft, kitchen / breakfast room 19ft x 16ft
- Ample storage inside and out
- Not listed and expired planning to extend
- Detached double garage, ample parking, oil fired central heating



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The Old Mill adjoins open countryside, and is situated on the edge of the small hamlet of Upton Hellions, with the highly sought after village of Sandford within a couple of miles and the popular market town of Crediton just minutes away. Exeter and Tiverton (M5) are an easy commute too. The area is very unspoiled with rolling hills and quiet country lanes. Upton Hellions is on a no through road so there's little traffic other than residents and visitors.

The Old Mill is steeped in history and is believed to date back to the 17th Century. The Mill is believed to have been operating up to the 1930's, with the previous owners having sympathetically converted the Mill in 1995, ensuring they retained many period features including exposed beams, stonework and brickwork. It's an imposing property and truly unique with its gardens and the old leat and is sure to be one to fall in love with. The property enjoys oil fired central heating, enhanced by solar panels, mains electricity and water and private drainage and it isn't listed.

Internally, you enter on the upper ground floor. A hallway gives access to the kitchen/breakfast room with views down over the gardens from its balconied window. There's a separate dining room too plus a useful WC and stairs take you in both directions. Upwards, on the first floor is a large living room with wood-burner and bedroom 4 plus a bathroom and then up again to a further 3 bedrooms and another bathroom. The lower ground floor is currently used as a store/workshop but would make a super home office or games room.



The property is accessed from the country lane (no through road) which leads into a useful large parking and turning area, adjacent to the detached double garage which provides excellent storage for vehicles or hobbies.

The beautiful grounds (which extend to a fraction under 2 acres in total) are a real feature of the property, with level long sweeping lawned garden and grounds offering extensive areas for children and dogs to enjoy, gardeners to garden, grow fresh produce or even keep some animals. The current owners have really enhanced the gardens with an abundance of colour and year round plants. The original mill leat runs through two stone ponds and is a beautiful focal point. The whole garden attracts a variety of species which can be observed from the property. The boundary includes a small section of the River Creedy with single bank fishing rights which are included within the sale.

Agents Notes: There is a public right of way that passes through beside the house (occasionally used). There has been planning permission to extend the property (now lapsed).

Please see the floorplan for room sizes.

Current Council Tax: F (Mid Devon 2023/24 - £3203.61)

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank and solar PV

Income: Solar PV is on a transferable FIT and pays approx. £1200 per year

Fastest broadband speed within this postcode: 4G/5G wifi router approx. 35Mbps

Drainage: Private drainage (Septic tank)

Heating: Oil-fired central heating

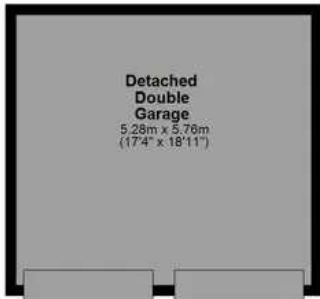
Listed: No

Tenure: Freehold

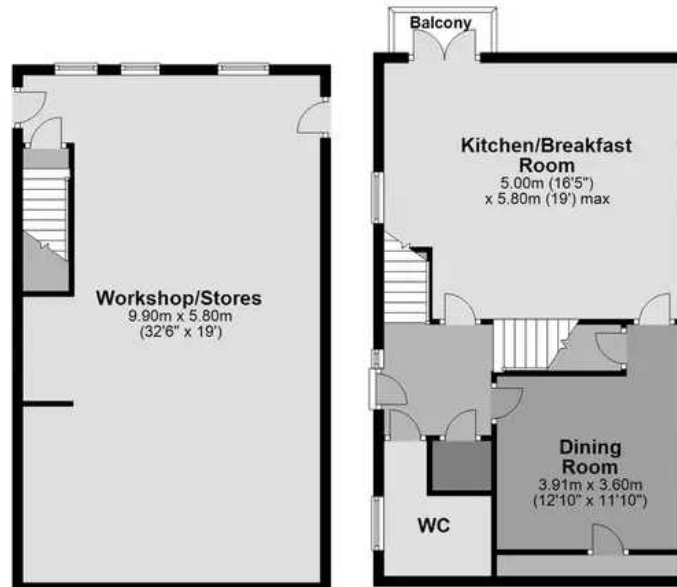




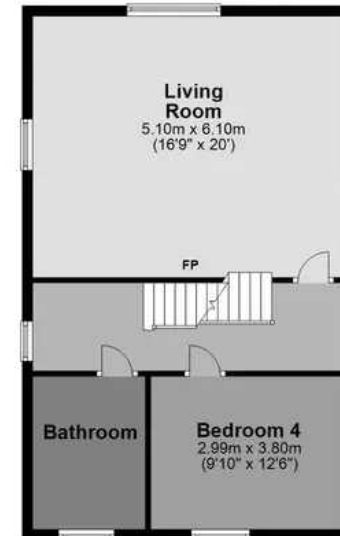
Lower Ground Floor
 Approx. 87.8 sq. metres (944.9 sq. feet)



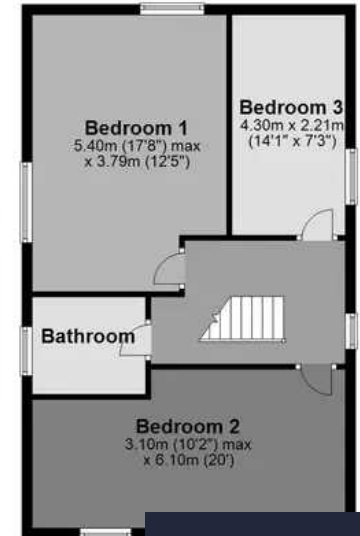
Ground Floor
 Approx. 59.9 sq. metres (644.6 sq. feet)



First Floor
 Approx. 61.0 sq. metres (656.9 sq. feet)



Second Floor
 Approx. 61.0 sq. metres (656.9 sq. feet)



Total area: approx. 269.7 sq. metres (2903.2 sq. feet)





DIRECTIONS: From Crediton leave the town on the A3072 towards Tiverton and cross the River Creedy at Creedy Bridge, taking the next left, signposted to Upton Hellions. Go into the hamlet and continue on this road. Turn left where signposted Hellions Mill and Hellions Barton. Follow the lane to the end, where you will see The Old Mill on your left.





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