



## Natson Mill, Bow

Guide Price £1,150,000

**HELMORES**  
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# Natson Mill

Bow, Crediton

- Detached four bedroom farmhouse
- Renovated Three bedroom mill cottage (annexe/holiday let income)
- Situated down no through private road
- Privacy and no near neighbours
- Set in approx 14.5 acres
- Within a mile of the village
- Arboretum with specimen trees
- Orchards (various varieties) and small lake
- Variety of outbuildings incl. stables

Natson Mill is an extraordinary property, nestled within 14.5 acres, only a mile from the Mid Devon village of Bow. The property enjoys a peaceful and pretty setting on the banks of the River Yeo. This country home is perfect for those seeking privacy, peace and quiet and wishing to enjoy the quality of country life without being isolated. The principal farmhouse is a traditional Devon Longhouse and is believed to date back to the 17th century. The deeds from 1851 still survive from when the Mill (now Cottage) and the Miller's House (now The Farmhouse) were sold as "Natson Mills".



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The property enjoys a courtyard setting with house, cottage and the stone stables and barns around the edge. From here there is direct access to the paddocks, extensive gardens and arboretum with further generous agricultural barn tucked away from the main courtyard.

## THE HOUSE

A true farmhouse feel throughout with plenty of space. To one end is a fantastic kitchen/dining room with room for a family table. Day to day, this is the hub of the home and with a door to the courtyard, it's often used as the main entrance. A couple of steps bring you up into the living room with large inglenook (the woodburner is cleverly plumbed into the main central heating to supplement the oil use!) and doors link to the back of the house where there's a utility, boot room and WC. The "main" entrance gives access to the stairs and a further reception or bedroom 5/office. On the first floor are 4 bedrooms, the master with an ensuite, and a large family bathroom. The house isn't listed but is still full of character and although there is some cosmetic updating that may be chosen to be done, it's a great home. Over the past few months, the house has had the roof stripped, re-felted and battened and the slates replaced, the wiring and plumbing have been greatly improved and the house is ready for a new owner.



## THE COTTAGE

Originally the water mill, The Cottage has recently been renovated (2023) undergone a series of improvements including a new roof and rainwater goods and new windows plus an internal update with a brand new kitchen and bathroom. It provides reverse level living with three bedrooms on the ground floor and an open plan living space and bathroom on the first floor. The layout lends itself well to the setting as guests can park away from the courtyard and come and go via the first floor which adds a layer of privacy. This is a great opportunity to make some income from the cottage or of course to use it as an annexe to the main house.

## THE OUTBUILDINGS

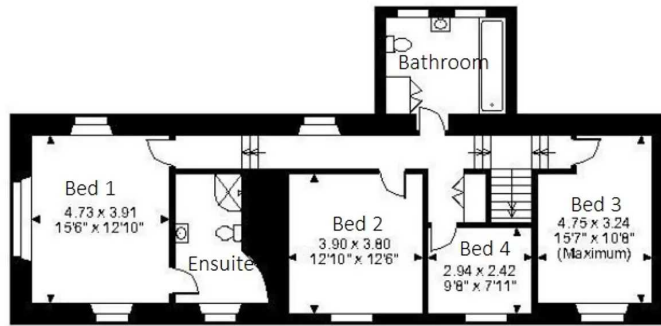
The property offers a number of useful outbuildings including a block of 9 stables, a 60` x 60` timber barn (potential for planning) and two garages. These are a blank canvass and could be adapted for a range of uses.

## GARDENS & GROUNDS

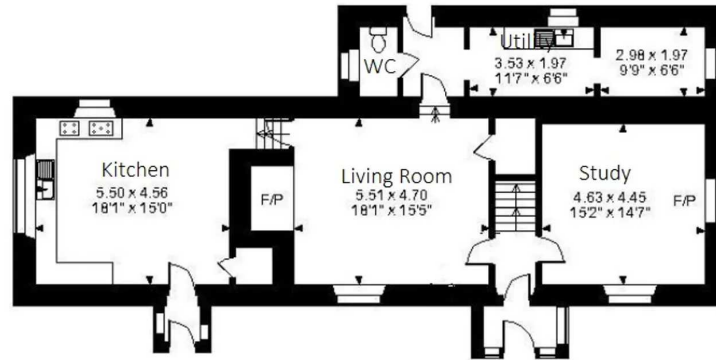
In addition to the paddocks Natson Mill's 14.5 acres include an established orchard, beautiful arboretum, and no-dig vegetable garden with a large polytunnel. To the east of the farmhouse the well-established orchard has an array of fruit trees including apples, pears, quince, damson, medlar, hazel and cherry. Some breath-taking trees situated within the tranquil arboretum include Paperback and Norway Maple, Acer palmatum, Silver Maple, Purple Beech, Tulip Leaf Tree, Bamboo Oak, Bay, Horse Chestnut and many more. The productive no-dig vegetable garden includes an array of soft fruit bushes. Towards the western side of the property there is a small lake attracting an abundance of wildlife. Bordering the land there are about 500-1000 trees in total, the oldest are believed to date back over 150 years.



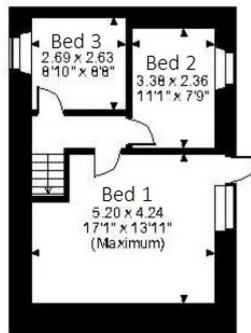




First Floor Farmhouse



Ground Floor Farmhouse



Ground Floor Cottage



First Floor Cottage



The current owners have actively promoted land management to encourage wildlife and the land remains free from fertilizer, herbicides and pesticides for the past 25 years.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2023/24 – £3241.38

Utilities: Mains electric, Private water borehole, telephone & broadband

Broadband within this postcode: 67 mbps (USwitch)

Drainage: Private drainage via septic tank

Heating: Oil fired central heating and woodburner

Listed: No

Tenure: Freehold

**BOW** is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.





# Helmores

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