



Nymet Mill Farm, Lapford

Guide Price £1,050,000

HELMORES
SINCE 1699

Nymet Mill Farm

Lapford, Crediton, EX17 6QX

- Large detached former water mill
- Your own mini country estate
- Nearly 4000 sqft of accommodation
- Not listed but full of character
- Approx. 11.75 acres of garden, pasture and woodland
- Flexible accommodation with up to 6 bedrooms
- Ideal of multigenerational living
- Additional barns with development potential (STP)
- Excellent rural walks nearby
- No chain

Often with country properties, to have river frontage, character, 12 acres, outbuildings and a nearly 4000 sqft house, you may be off the beaten track in a distinctly rural setting, but not on this occasion.

Nymet Mill Farm is set in the beautiful Taw Valley with easy access to the A377 and the tarka train line, linking North Devon to Exeter and beyond. With a connecting train from Lapford station, less than 2 miles away, you can be in London in a little over 3 hours – which is pretty impressive.

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The property itself would have started life as a corn mill, powered by water, along with workers cottage. These days, it's all been amalgamated into one but there is evidence of its history throughout. With river frontage onto the River Taw (complete with fishing rights), the old leat and even the original water wheel which makes a feature visible from inside. Set in gardens and grounds including pasture and woodland, it extends to approx. 11.75 acres in total, plenty of room to enjoy. The extensive accommodation with 3 receptions rooms / 6 bedrooms is ideal for multigenerational living plus there are two detached outbuildings which could be used for additional accommodation (stp) or a variety of other uses. The closest stone and cob barn with loft over has recently been utilised as a party room with basic kitchen facilities, bathroom and two bedrooms but would equally make a fantastic home office set up or gym. A higher yard offers a modern clear span barn approx. 60' x 29' with further lean-to to side 60' x 14'5". This modern building has recently had consent under Class Q for conversion to a residential dwelling though this has now expired. There is also an adjacent timber-framed building containing 2 stables.

Access from the country lane is approx. 300m away and apart from an initial neighbour, the track then gives access to Nymet Mill Farm. The access lane meanders adjacent to the river and opens up once you reach the house and you know you are somewhere special.



The stunning gardens have expanses of lawns and well-stocked borders, with the boundary to the west being the river. There are mature trees and areas of woodland too. To the rear is a further area of lawned garden with many fruit trees that leads through to an arboretum area, again surrounded by mature trees. There are attractive river meadows and a large orchard with varieties of apple trees, and a lovely run of pasture land mainly above the house. In total the property extends to about 11.75 acres.

The house itself is large. We love the view from the elevated first floor living room, out onto the balcony, overlooking the river – it's a Devon dream. The house does need some cosmetic improvements, but being in this setting, with the huge amount of potential to add additional accommodation and value, and combined with the fact it isn't listed, it is ripe for someone to make the most of this rather special place.

Agents' Notes:

There are about 333 yards of single bank fishing rights included on the River Taw that forms the western boundary of the property.

There was previous Class Q planning on the steel framed barn which has expired.

There is a public footpath that runs along the lane to the property, marked on the land plan (low impact).

Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon 2023/24 – £3978.18

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard Broadband

Drainage: Private drainage (Septic tank and soakaway)

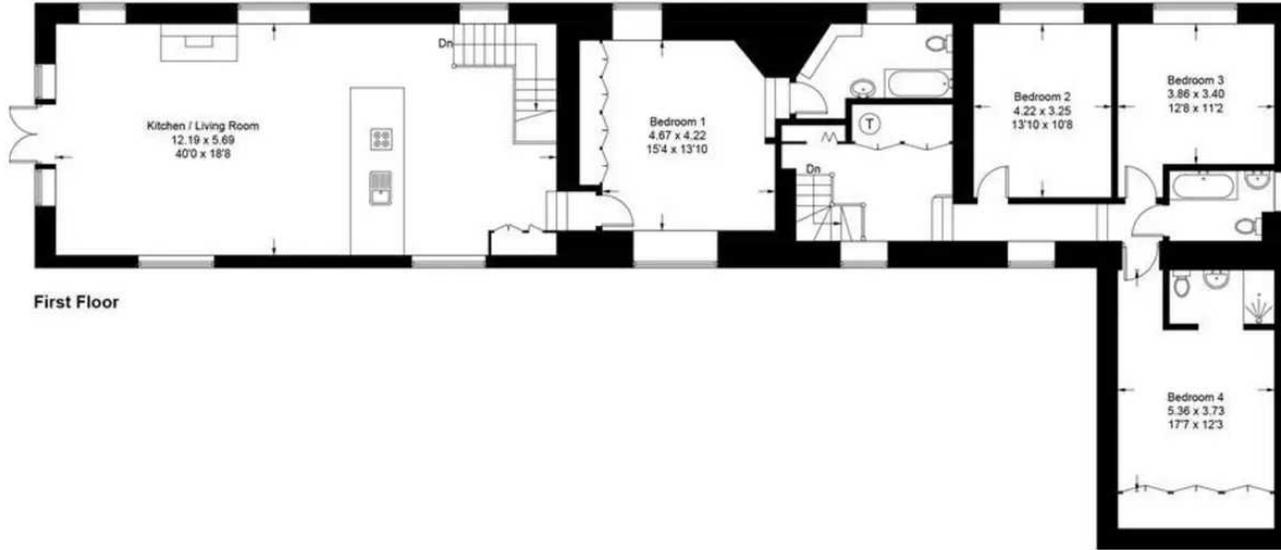
Heating: Oil fired central heating



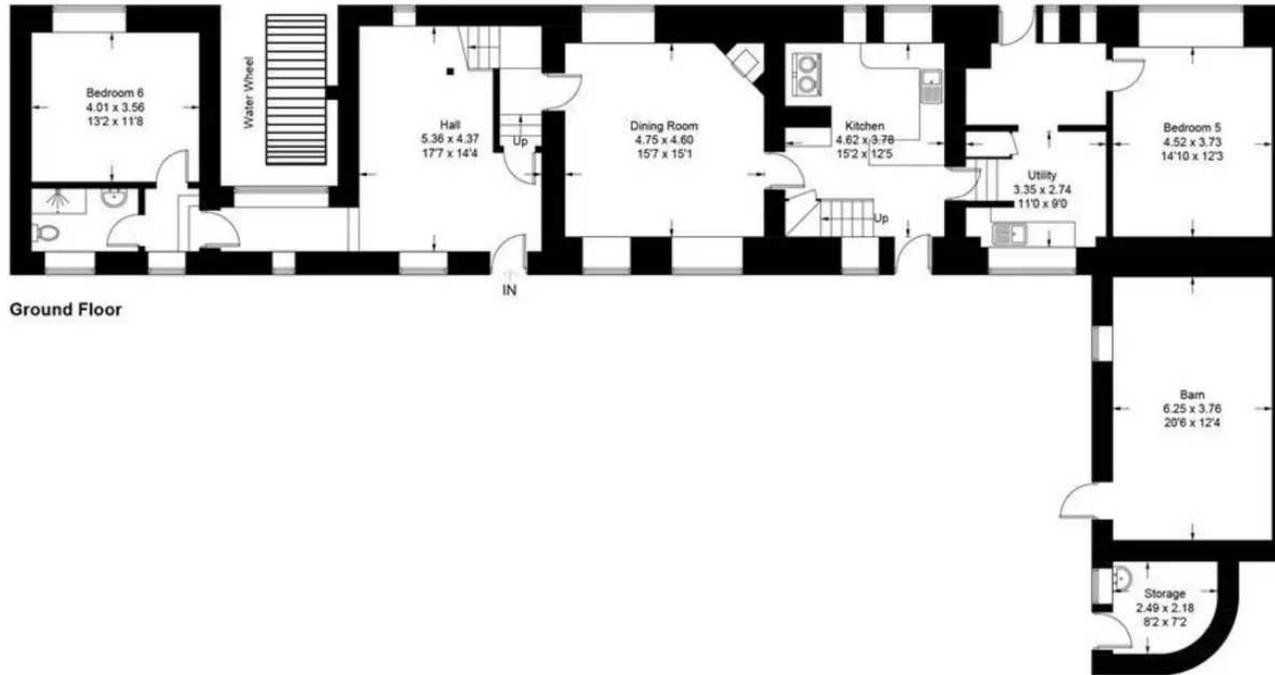




Approximate Gross Internal Area = 313.7 sq m / 3377 sq ft
Burn / Storage = 30.7 sq m / 330 sq ft
Total = 344.7 sq m / 3707 sq ft



First Floor



Ground Floor

Outbuilding

Barn
6.25 x 3.76
20'6 x 12'4

Storage
2.49 x 2.18
8'2 x 7'2

Illustration for identification purposes only, measurements are approximate,





Listed: No

Tenure: Freehold

Nymet Rowland is a small village and parish of the same name, located to the north of Dartmoor. It sits on elevated lands, of pastoral cultivation and regular coniferous plantations – with unimpeded, striking views of its surroundings. Part of its title 'Nymet' is derived from the Old English name for the nearby 'River Yeo'. As a village, it is a still, serene place with a rustic 15th Century Church – one of only two in Devon with an original oaken arcade (to its north aisle). The neighbouring village of Lapford (1 mile) offers a place to pick up any daily essentials with a modern shop/post office. Lapford also has an excellent primary school (commended by Ofsted), large playing fields and a popular pub The Old Malt Scoop Inn – which provides an à la carte dining experience. From Lapford, buses and trains run towards the City of Exeter and Barnstaple in North Devon.

DIRECTIONS

For sat-nav use EX17 6QX and the What3Words address is [/// trickled.small.lands](https://www.what3words.com////trickled.small.lands)

but if you want the traditional directions, please read on.

From Crediton High Street head towards Copplestone and stay on the A377 towards Barnstaple. Go through Lapford Cross (petrol station on your right) and continue on this road through the valley for approximately a mile and a half and look out for the left turn to Nymet Rowland. Continue over the bridge and then shortly afterwards turn right into the driveway that leads to the property (pass the first house and continue to Nymet Mill Farm).





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