



Sowton Mill





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Dunsford, Exeter, Devon EX6 7JN

Exeter 8 miles • Dunsford 1 mile • Moretonhampstead 6 miles

A gloriously positioned small country estate on the banks of the River Teign of 27.5 acres. For sale as a whole or 3 lots.

Lot 1: A Georgian Listed house (4 bedrooms) set in delightful gardens adjoining the banks of the River Teign and its mill leat. Listed 17th Century Mill Building converted to 2 cottages. Traditional barn, other outbuildings, woodland gardens and broadleaved woods. Overall 10.97 Acres

Lot 2: Level land with long frontage to road and River Teign. Overall 14.64 Acres

Lot 3: Land with long frontage to road and River Teign of 1.85 acres, part let under a 99 year lease from 1st February 2013 at an initial rent of £19,000 p.a.



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Situation

The property is situated above the banks of the River Teign only 8 miles west of Exeter and immediately adjoining the boundary of the Dartmoor National Park. It is in a glorious peaceful location surrounded by beautiful unspoilt countryside in the valley of the River Teign. The sought after village of Dunsford is only 1 mile and has an excellent community with local facilities including primary school, popular inn, post office/village store, restaurant, tea rooms and garage. Other nearby villages include Bridford, Doddiscombsleigh and Christow, many of which have renowned pubs and local facilities. The National Trust owned Steps Bridge is 2 miles upstream of the property with its wonderful walking whilst Dartmoor offers a wealth of country pursuits.

Introduction

An indenture of 1388 granted Nicholas Sparke of Dunsford the right to make a weir "for the conveying of a watercourse to a mille to be builded by the said Nicholas".

The current mill building probably has 17th Century origins (there is a datestone) whilst the house dates from the early 19th Century.

The Newton family having moved to the property in 1945, the property is now offered for sale on behalf of their executors.

The gardens are particularly special and were developed by the family from the early 1970s, and from around 1990 were opened each year for the NGS.

The family also generated electricity from the mill on site from the 1950s. In the 1980s a 16kW crossflow turbine was installed which was the U.K.'s smallest electricity contributor to the National Grid. In 2012 a lease was granted (on lot 3) to a company to install a 90kW Archimedean Screw turbine.

Lot 1

The Mill house, 2 cottages, delightful grounds and woodland adjoining the River Teign totalling 10.97 Acres. Edged red on plan.

The House: The house is of attractive rendered elevations under a slate roof. It is Listed Grade II of architectural interest and the Listed Building notes state it dates from the early 19th Century. Though inhabited until quite recently, the property is in need of improvement. The **Sitting Room** is a delightful dual aspect room with outlook to front and side with large open fireplace with brick hearth and inset wood burning stove. The **Dining Room** also has an outlook to the front overlooking the valley. The **Kitchen** has an outlook to the side and has a double sink unit and range of cupboards. Walk-in **Larder**. Rear door leading to lean-to **Store Room** which includes a wc and **Shower Room**.

On the first floor, **Bedroom 1** enjoys delightful views over the valley. Built-in wardrobe, original fireplace. **Bedroom 2** has similar delightful views, display shelving and wardrobe. **Bedroom 3** has an outlook to the side to woodland. The **Bathroom** has bath, wc and wash basin plus separate shower cubicle. At the rear is a **Study/Bedroom 4**, a triple aspect room.





The Cottages

It is believed these were converted from the original mill building in the mid 20th Century. Cottage 2 has been used for permanent occupation while Cottage 1 has been used for holiday letting.

Cottage 1: Hall with millstone set in floor. On the lower ground floor is a **Bathroom** with white suite of bath, wc and wash basin. Heated towel rail. The upper ground floor has a **Kitchen/Living Room** with the kitchen end having a sink, 4-ring electric oven, slimline dishwasher and fridge. Exposed beams. On the first floor there are **Two Double Bedrooms** each with a delightful outlook over the river valley, both with wash basins and heated towel rails.

Cottage 2: This is in poor condition. **Cloakroom** with wc and wash basin. **Kitchen** with stone floor, sink, cupboards and door leading down into a walk-in **Larder** of stone walls, exposed timbers and shelving. The **Sitting Room** has an outlook to the river with stone fireplace, stone hearth and wood burner. Exposed beams. On the first floor is a **Double Bedroom** overlooking the river and meadows, wardrobe, **Single Bedroom** and **Bathroom**.

The Grounds

These are a stunning feature of the property having been extensively stocked and landscaped over many years. The attractive mill leat runs along the side of the drive past the house, and then the 3-storey former stone mill. Remains of former water wheel plus previous turbine equipment along with a generator house built in the 1980s (disused) with turbine equipment in situ.

There are extensive delightful gardens adjoining the river, laid to lawn though with a large array of flowers, shrubs and trees. Small stone **outbuilding**, covered sitting area near the front door, timber **carport** and timber **barn** which extends over the leat. **Traditional barn** (9.30m x 4.47m) of stone and cob under GI roof plus **workshop** (3.80m x 4.43m). Lofts at each end of barn. Lean-to on rear.

Further gardens and grounds extend to the rear of the house up a delightful valley with small stream and with mown paths either side providing a wonderful woodland garden area with a variety of specimen rhododendrons and azaleas, above which are areas of unspoilt broadleaved woodland.

Lot 2

Level land with long frontage to road and River Teign, overall 14.64 Acres. Edged pink on plan.

This is an area of land between the river and the council road with one access gate. It is arranged in three level pasture enclosures, the furthest one being of a marshier nature, providing useful grazing.

Lot 3

Land of 1.85 acres with long frontage to road and River Teign, part let under a 99 year lease from 1st February 2013 at an initial rent of £19,000 p.a. Edged orange on plan.

This is an area of land with hard standing between the road and the river through which the mill leat runs. Part has been let under a 99 year tenancy to a hydro-electric company.

Services

Lot 1: Mains water, electricity, private drainage, 3.96kW photovoltaic panels on barn roof. Solar hot water on house.

Agent's Note

There is a bridleway and a footpath crossing lot 1.

Fishing Rights

These are not owned. They are owned by the Lower Teign Fishing Association.

Tenure & Possession

All lots are freehold. Lot 1 – vacant possession on completion.

Lot 2 – let under a verbal agreement for a number of years to a local farmer. Further information from the agents.

Lot 3 – part let under a 99 year lease from 1st February 2013. Initial passing rent £19,000 p.a. In addition, another party has been renting the land, further information from the agents.

Directions

From Exeter proceed west on the B3212 towards Moretonhampstead. Pass through Longdown and after a further 3 miles go over the bridge, up the hill and turn left signposted Chudleigh, Bridford and Christow. Within half a mile, as the road bends sharply to the right to go over the River Teign, the drive to Sowton Mill is directly in front.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4PB. Tel: 01626 361101 www.teignbridge.gov.uk

Viewing

Strictly by appointment through Stags on 01392 255202.

These particulars are a guide only and should not be relied on for any purpose.

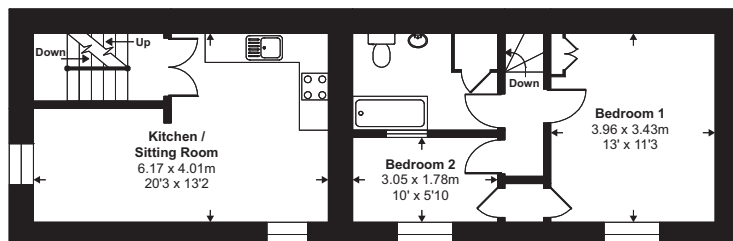


Approx. Gross Internal Floor Area: 156.7 Sq Metres 1687 Sq Ft (Excludes Cottages)

Main House

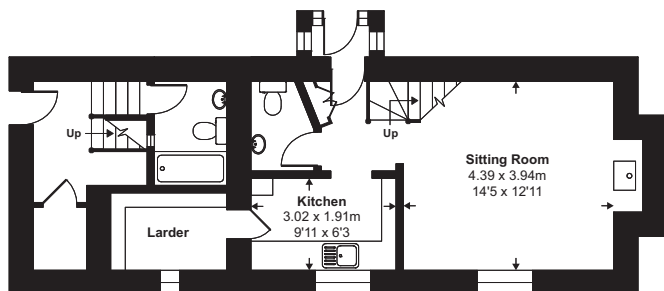
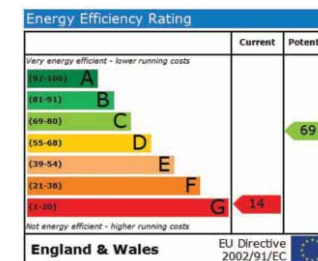
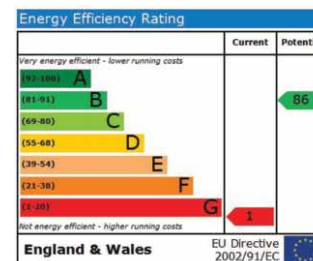
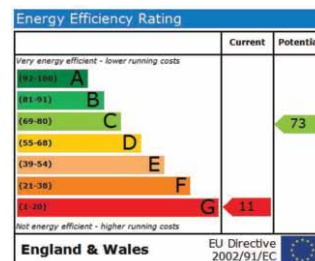
Cottage 1

Cottage 2



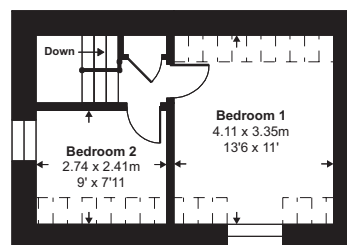
Cottage 1 First Floor

Cottage 2 First Floor

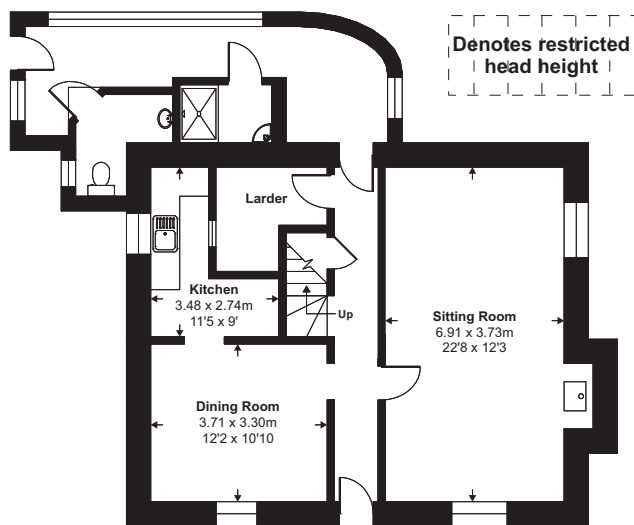


Cottage 1 Ground Floor

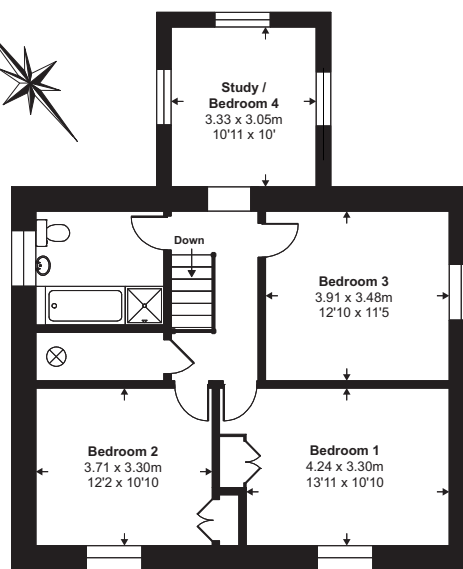
Cottage 2 Ground Floor



Cottage 1 Second Floor



Ground Floor



First Floor

