The Old Mill, Bickington, Newton Abbot, Devon, TQ12 6PG

An immaculately presented barn conversion, nestled in a tranquil yet accessible location.

Newton Abbot 5 miles Exeter 18 miles Plymouth 31 miles

- Character conversion
- Three bedrooms
- Study
- Garage
- Off-road parking
- Picturesque countryside views
- Easy access to main roads

Guide price £475,000

01803 865454 | totnes@stags.co.uk
The Old Mill is situated in the hamlet of Gale near Bickington which lies only a short drive away to the popular amenities in the Dartmoor town of Ashburton, communications on the A38/Devon Expressway and a mainline railway station at the market town of Newton Abbot with direct links to London Paddington.

This property is also close to the well regarded Blackpool Primary School which is an ‘outstanding primary school’ and the independent Stover School for both day and boarding pupils. Transport is also available from the hamlet to the Grammar Schools in Torquay.

Ashburton has a wide array of shops, galleries, delicatessens, artisan bakers, an ancient hardware store and professional services. Dartmoor National Park offers excellent riding, cycling, walking and kayaking. There are several highly regarded golf courses in the area and many of the region’s finest beaches are within easy driving distance.

The Old Mill is a smartly presented barn conversion located in a rural yet accessible location and benefits from having the A38 dual carriageway within easy reach, without the disturbance of road noise at the property.

The property has spacious rooms with three first floor bedrooms, the master being en-suite and there is ample off road parking with a detached garage.

Front door leading to spacious hallway. Ground floor cloakroom and study/bedroom 4. Understairs cupboard with ample storage space. Double doors from the hallway leading to the dining room with large window overlooking the rear garden.

Spacious kitchen with tiled floor and range of wall and base units with granite work surfaces and tiled splashback. Belfast sink with chrome mixer tap and window with views to countryside beyond. Integrated fridge and dishwasher.

Stable door leading to steps down to driveway. Door to separate utility with matching wall and base units, granite worktop and sink. Space for freezer, washing machine and tumble dryer. Window overlooking the driveway and countryside views.

Steps down to triple aspect sitting room. French doors leading to the garden. Feature fireplace with woodburner and slate hearth.
Stairs from the hallway leading to first floor. Master bedroom with dual aspect windows and large built in wardrobes. Stylish en-suite with tiled floor, white suite with chrome fittings, heated towel rail and spacious shower enclosure. Family bathroom with tiled floor, white suite with chrome fittings, heated towel rail and window.

Bedroom 2, a double with window overlooking the garden with countryside views beyond. Bedroom 3 with window overlooking the front of the property.

OUTSIDE
To the side of the property is driveway access via gates leading to ample parking.

The driveway sweeps round to the standalone single garage and an outside terrace wraps around the rear of the property with access via double doors from the sitting room, ideal for alfresco dining with rural views. Level lawn area with shrub borders.

SERVICES
Mains electricity, tanked LPG, mains water, private drainage.

LOCAL AUTHORITY
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWING
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS
From Totnes, proceed on the A38 towards Newton Abbot, take the exit (A383) at Goodstone Cross and follow the signs for Newton Abbot. After approximately 0.5 of a mile, turn right signed Gale and Denbury and follow the signs towards Farlacombe. Continue down the hill and The Old Mill will be found on the right hand side. From Newton Abbot, follow the A383 to Ashburton Road towards the A38, turning left just before the village of Bickington, signposted Gale. From Exeter, take the A38 exiting at Drumbridges roundabout (A382), take the 3rd exit signposted Liverton/Bickington. Go past Bickington and turn left onto the A383 towards Newton Abbot, turning right to Gale.
These particulars are a guide only and should not be relied upon for any purpose.