Tucking Mill
Tucking Mill
Martinhoe, Parracombe, Barnstaple, Devon,
Hunters Inn & the coast within healthy walking distance.

A charming detached character property with river frontage within Exmoor National Park

• 3 Reception Rooms,
• 4 Bedrooms, 1 Bathroom
• 1 Shower Room
• Includes 1 Bedroom Annexe
• Parking for 5/6.
• Approximately 2 Acres
• River Frontage
• Tender date 16/8, No Chain

Offers in excess of £450,000

SITUATION AND AMENITIES
In a timeless and tranquil rural location within a sheltered valley position surrounded by the beauty of Exmoor and close to a maze of bridle ways and footpaths. The Hunters Inn pub and restaurant, in the ownership of the National Trust, is within walking distance and the coast a little further. Combe Martin, Lynton/Lynmouth, Ilfracombe, Barnstaple, The Link Road and North Devon’s surfing beaches are all within easy access.

DESCRIPTION
This detached character property presents elevations of painted stone beneath a slate roof and requires general updating. We understand that the original core is of period origin and was originally built as a pair of cottages but that the 'in keeping' single storey annexe extension was added in the 1980’s. This is self-contained and considered ideal for relatives, renting out etc but once intercommunicated with the main house and could easily revert to doing so. The property is set within wooded hillside grounds of about 2 acres and on the opposite side of the road is a generous parking bay and extensive frontage to the Heddon River.

PORCH and front door to SITTING ROOM, period fireplace, bread oven, wood burner on stone hearth, glass fronted display
cabinet, shelved storage cupboard, open shelving above, wood laminated flooring, open arch way to DINING ROOM sealed ornamental fireplace, shelved storage cupboard to left. KITCHEN range of units, oil fired AGA for cooking and domestic hot water, overhead clothes airier, tiled floor, REAR LOBBY with corner wash hand basin. SEPRA TE WC. Former connecting door to annexe.

First floor LANDING. BEDROOM 1 pedestal basin, build in wardrobe. BEDROOM 2 built in wardrobe, BEDROOM 3 built in wardrobe. BATHROOM with instant shower over bath. Stable door to self-contained ANNEXE. KITCHEN, LOBBY with built in shelved cupboard. SHOWER ROOM. LIVING ROOM double aspect, fireplace, fitted wood burner with back boiler, half glazed door to garden, shelved recess. BEDROOM 4 exposed beam.

OUTSIDE
To the front of the property is set above the lane with stone retaining wall and then areas of lawn either side of the cottage, to the right is a SHED and FUEL STORE, to the left FUEL BUNKERS a further SHED and oil tank. There are well established trees and shrubs including camellia and rhododendron, on the opposite side of the lane is a parking bay for 5/6 vehicles as well as a further area of lawn and the river frontage.

SERVICES
Electric heating to the core but with oil fired AGA also Solid fuel heating to the annexe. Private shared water, private shared drainage. Mains electricity.

METHOD OF SALE
The site is being sold by informal tender/sealed bids. The target date is Friday 16th August 2019. Tender forms are available from the selling agents, these should be submitted to the Barnstaple office of Stags no later than Noon on the target date in a sealed envelope clearly marked (Tucking Mill, Martinhoe ) The outcome will be communicated as quickly as possible thereafter. The vendors reserve the right not to accept the highest or any offer, they also reserve the right to consider offers prior to the target date.

DIRECTIONS
At Blackmoor Gate take the A39 signposted Lynton and Lynmouth. Pass the turnings to Parracombe and after the Millennium Stone turning, at Killington Cross bear left signed Kittil toe, Hunters Inn and Heddon Valley. Follow this lane for just under 2 miles and the property will be found on the right hand side.
These particulars are a guide only and should not be relied upon for any purpose.

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Ground Floor

First Floor