

The Mill House, Hensford Road, Dawlish, EX7 0QX



complete.
thoroughly good property agents

THE MILL HOUSE, HENSFORD ROAD, DAWLISH, EX7 0QX

The Mill House is an exceptional period home set within approximately 3.4 acres of private grounds in a picturesque Devon countryside setting. The property combines characterful accommodation with outstanding lifestyle features including an outdoor swimming pool, detached double garage, private 2-acre paddock, historic water wheel and beautiful mill pond. Offering five bedrooms, three bathrooms, generous reception space and stunning rural views, this is a truly unique country residence.

- Exceptional character period home
- Set within 3.4 acres of private grounds
- Beautiful rural position with far-reaching countryside views
- Five well-proportioned bedrooms
- Impressive galleried reception hall with bespoke stained-glass windows
- Principal Bedroom with en-suite
- Outdoor heated swimming pool
- Detached double garage and ample driveway parking
- Historic mill pond, original water wheel and enchanting waterways
- Outskirts of Dawlish

Set within approximately 3.4 acres, the property enjoys a mill pond, heated swimming pool, water wheel, double garage & a separate paddock all within an idyllic rural setting



Semi-Deattached



Dawlish



5
Bedrooms



3
Bathrooms



3 Reception
Rooms



Double Garage
Off Road
Parking



Garden 1.385 acres
Land 2 acres



Council
Tax: G











**Approximate Gross Internal Area 2520 sq ft - 234 sq m
(Excluding Gallery, Void & Garage)**

Ground Floor Area 1162 sq ft - 108 sq m

First Floor Area 825 sq ft - 77 sq m

Second Floor Area 533 sq ft - 49 sq m

Garage Area 465 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



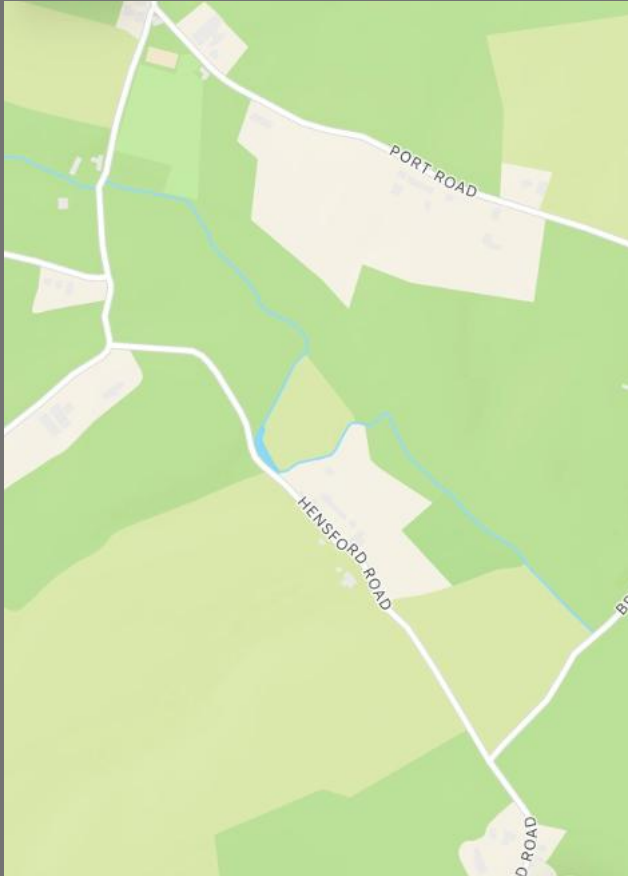
THE HOME...

Upon entering The Mill House, you are welcomed into an impressive gallery-style reception hall, where exposed timbers and a striking staircase create an immediate sense of grandeur and character. Rising through the heart of the home, the galleried design enhances the feeling of space and light, while two bespoke stained-glass feature windows provide a distinctive focal point. Set within the stairwell, these colourful handcrafted panels draw natural light through the gallery and add a unique artistic flourish, complementing the property's rich heritage and individuality. Extending through all three floors of the house, the gallery creates a remarkable sense of openness and architectural interest, whilst setting the tone for the beautifully balanced blend of period charm and contemporary comfort found throughout. The principal reception room is an elegant yet inviting space, featuring exposed stonework and a substantial fireplace housing a wood-burning stove, creating a wonderful focal point. Generous glazing and glazed doors allow natural light to flood the room while providing a seamless connection to the adjoining dining area. At the heart of the home lies the beautifully appointed kitchen, thoughtfully designed with a range of quality cabinetry centred around a substantial island, ideal for both informal dining and entertaining. Character features, including exposed beams and original stone detailing, sit effortlessly alongside the modern finish, creating a space that is both practical and visually striking. A separate utility room provides additional storage and laundry facilities, ensuring day-to-day convenience. The dining room enjoys a particularly special setting, with extensive glazing framing delightful views of the property's historic water wheel. Bathed in natural light, this exceptional space offers an idyllic backdrop for entertaining and family gatherings, whilst celebrating the heritage and individuality of The Mill House. The visual connection between the dining area, water wheel and surrounding grounds creates a truly memorable feature rarely found in modern homes.

The first floor is arranged around an impressive galleried landing overlooking the reception hall below, creating a wonderful sense of openness and architectural interest. The landing itself benefits from useful built-in storage, enhancing the practicality of the space. The principal bedroom is a beautifully proportioned double room, enjoying a triple-aspect outlook that draws in natural light throughout the day. Fitted storage and a separate loft space provides excellent functionality whilst maintaining a calm and uncluttered environment, whilst a private en-suite shower room adds a touch of luxury and convenience. A second spacious double bedroom also benefits from fitted storage and enjoys its own en-suite shower room, making it ideal for guests or family members seeking additional privacy. The combination of two generously proportioned double bedrooms, extensive fitted storage, built-in landing storage and private en-suite facilities creates a highly practical and well-balanced first-floor layout, ideally suited to modern family living and visiting guests alike.

The second floor provides further well-proportioned accommodation, arranged around a central landing. Two additional bedrooms enjoy attractive views over the surrounding countryside. The fifth bedroom offers an ideal home-working environment, enjoying excellent natural light and pleasant outlooks across the surrounding landscape. Completing this floor is a family bathroom fitted with a bath incorporating an overhead shower, wash hand basin and WC. A substantial adjoining void area provides valuable additional storage, enhancing the practicality of this versatile upper floor.

Approached via a private driveway, The Mill House occupies an enviable position within approximately 3.4 acres of beautifully maintained grounds, enjoying a high degree of privacy and far-reaching views across the surrounding Devon countryside. Constructed in attractive natural stone and complemented by a detached double garage, the property combines period charm with an impressive sense of arrival. The extensive driveway provides generous parking for numerous vehicles, making it equally suited to family life and entertaining. The gardens are a particular highlight, comprising expansive lawns interspersed with mature specimen trees, established hedging and colourful planting, creating a picturesque and tranquil setting throughout the seasons. A substantial paved terrace provides an exceptional space for al fresco dining and outdoor entertaining, overlooking the outdoor swimming pool heated from an air source heat pump which occupies a private and sheltered position within the grounds. Beyond the formal gardens lies a valuable paddock extending to approximately 2 acres, offering excellent versatility for equestrian, recreational or lifestyle use, whilst further enhancing the property's rural appeal. The surrounding countryside provides a stunning backdrop, with rolling fields and unspoilt scenery stretching across the landscape. One of the most captivating features of The Mill House is its historic mill heritage. The original water wheel remains in situ and can be admired from several of the principal rooms, serving as a striking reminder of the property's rich history and provenance. Beyond this, the beautiful mill pond and adjoining waterways meander through mature woodland and established planting, creating an enchanting natural environment rich in wildlife and seasonal interest. These unique waterside features provide a remarkable setting rarely found in residential property and contribute significantly to the character and atmosphere of the estate. Rarely does a property combine such a wealth of character, land, recreational amenities and historic significance. The Mill House represents an unique opportunity to acquire a substantial country home extending to approximately 2,520 sq ft, set within 1.38 acres of exceptional gardens, 2 acres of land a total of 3.4 acres and benefiting from a detached double garage, heated outdoor swimming pool, private paddock, mill pond and stunning countryside surroundings. Together, these features create a truly special Devon home, offering an outstanding lifestyle opportunity within an idyllic rural setting.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX7 0QX
what3words; bonus.looked.basics or use EX7 0QT

Schools

- Gatehouse Primary Academy: 1.6 mi
- Dawlish College: 2 mi
- Teignmouth Community School: 5.2 mi

Nearby

- Coast at Dawlish Warren: 3.2 mi
- Mamhead Forestry England: 2.9 mi
- Teignmouth Golf Club: 4.3 mi

Transport Links

- Dawlish train station: 2.5 mi
- Exeter Airport: 15.6 mi
- A380: 3.5 mi



COMPLETE - Thoroughly Good Property Agents
Emlyn House, Fore St, Bovey Tracey, TQ13 9AD
t: 01626 832300
e: bovey@completeproperty.co.uk

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. **SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee, this could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

SIGNATURE HOMES

complete.