



01769 572121



MULLYBROOK MILL, BURRINGTON, UMBERLEIGH, DEVON, EX37 9JN

- South Molton: 12.7 miles
- Barnstaple: 14.1 miles
- Exeter: 27.4 miles

A beautifully converted 16th Century former watermill with waterwheel and mill pond, set in a small hamlet amidst the unspoilt North Devon countryside.

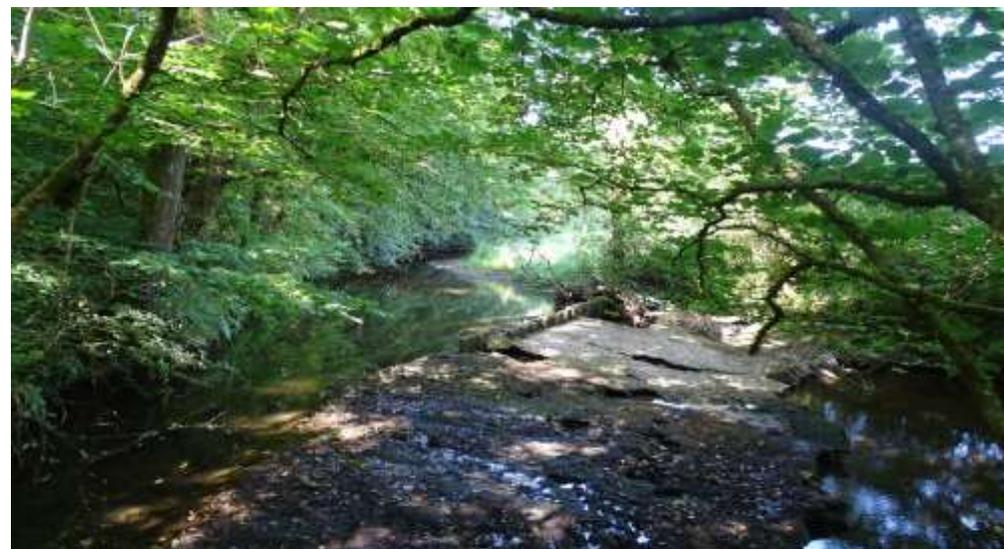
- **Beautifully 16th converted former watermill**
- **Waterwheel and mill pond**
- **Former mill workings**
- **Many period features**
- **3 bedrooms- 1 ensuite**
- **Tranquil hamlet setting**
- **Gardens and communal grounds**
- **EPC rating D**

LOCATION

Mullybrook Mill is in the heart of the North Devon countryside, in the tranquil rural hamlet of Winswood. Its' peaceful quiet location, has no traffic noise. There are a number of bridle paths and circular walks around the mill offering tremendous views. The nearby village of Burrington, has a community shop, primary school, mobile post office, village hall and sports facilities. Some 4.5 miles away, off the A377, is the bustling town of Chulmleigh with a good selection of everyday amenities including a variety of independent stores, bank, post office, health centre, dentist, excellent primary and secondary schools, sports hall, golf course and public houses. The market town of South Molton to the east provides a wider range of amenities of local shops, schools, a supermarket and its twice weekly pannier market selling local produce. The regional centre of Barnstaple lies 14 miles to the north and offers a further range of shops, educational facilities, supermarkets and a weekly Farmer's market. Kings Nympton Station on the "Tarka Line" is approx 2.5 miles away offering direct services to Exeter and Barnstaple. Regular mainline trains from Exeter to London Paddington have a journey time of around two hours. The surrounding countryside offers a wealth of recreational and sporting activities, including golf Libbaton Club, cycling on the Tarka trail and fishing at Furzebray Carp lake. Exmoor and Dartmoor National Parks with their spectacular scenery are within short drive. The internationally renowned surfing beaches of Woolacombe, Croyde and Heritage Coast are also near at hand.

DESCRIPTION

Mullybrook Mill offers the rare opportunity to purchase part of England's industrial heritage, an original Devon mill restored with all the mill workings, still intact! It is one of four original properties surrounding a courtyard and was formerly a working mill dating back to the 16th Century. The property was held in great importance and formed the centre of the local community. This resulted in the creation of many



bridle paths which led to the mill from the local farms, who brought their grain to the mill to make it into flour. The mill was still in use some 25 years ago and since then has been beautifully and sympathetically converted by the current vendors. It is steeped in history of a bye gone age, full of character and charm. The property is not listed.

This semi-detached property offers accommodation which falls over three floors and has many period features including exposed beams and brickwork, arched windows and original oak floor boards all within a neutral pallet. The mill workings can be clearly seen behind large glass fronted display area on the ground floor, providing a wonderful unique feature that includes the original cork teeth on the wheels, there to suppress the noise when grinding! The mill workings have also been cleverly incorporated in the conversion, on the first floor too, where they form an integral part of the décor of the room. The property is constructed of stone under a slate roof and benefits from double glazing throughout. The property is attached. Mullybrook Mill benefits from a quiet, rural and tranquil setting with many interesting features, providing a wonderful rare opportunity to purchase a unique home.

ACCOMMODATION

A stable door leads from the gravelled courtyard into the open plan ground floor

Kitchen/Breakfast room: double aspect with slate tiled floor. Kitchen has a range of units with wooden worktops with tongue and groove splashback and integral Belfast sink. Space and plumbing for dishwasher. A Rangemaster is set within an alcove with tiled splashback. The kitchen has an island/breakfast bar with a further range of cupboards and drawers. The *breakfast room has*

illuminated mill workings and original stone walling, displayed behind an oak framed screen with full height glass panels. Walk in storage cupboards are either side. Open tread timber half turn staircase to the first floor. Double aspect. Slate tiled floor in the kitchen, a range of units with wooden worktops with tongue and groove splashback and integral Belfast sink. Space and plumbing for dishwasher. A Rangemaster set within an alcove with tiled splashback. A kitchen island/breakfast bar with a further range of cupboards and drawers.

The old mill workings have been encased in a glass oak frame with lighting. Storage cupboards either side. Arched full height window. Open spiral timber staircase to the first floor.

Utility: Exposed brick and stone work. Space and plumbing for washing machine. Range of units with sink and electric towel rail. **Cloakroom:** WC.

First floor triple aspect open plan lounge, dining area and TV room accessed from centrally located open tread, windowed stairwell with wrought iron balustrading and panelling.

Lounge: Exposed beams and feature mill workings including the grinding wheel. The deep window sills (45cm) form ideal seating areas from which to view the waterfall. Door to the timber decking.

Dining/sitting room: Traditional oak floor boards, original exposed beams and stone work.

Woodburning stove on a raised slate tiled hearth. Mill doors open to Juliette balcony with wrought iron rails overlooking courtyard. Open staircase to the third floor.

Landing with airing cupboard with water cylinder.

Bedroom 1: Double aspect. Exposed beams and wall lights. **Ensuite shower room:** Tiled floor, Velux tilt and turn windows, exposed beams, pedestal hand basin with tiled splashback, tiled shower unit with bi-fold door. Electric heated towel rail and wall mounted medicine cabinet.

Bedroom 2: Exposed beams, Velux tilt and turn window, down lighting and panel heater

Bedroom 3: Exposed beams, deep window sill, down lighting and wall lights. Velux tilt and turn window.

Outside

The property is on three storeys, approached down an adopted lane, over a shared gravelled driveway/bridge, down to a courtyard where the ground floor is accessed. At the rear of the property is the ancient "leat", or waterway, which powered the mill. This is fed from the Mullybrook, diverted by a weir, contained and channelled round the building, at first floor level. It flows to the waterwheel at the side, (in disrepair) forming a waterfall, providing a wonderful feature of running water!

Restoration of the wheel would form a wonderful project should anyone wish to restore it to its former glory. There are various "gated" waterways and channels around the area of the mill buildings, which the mill owner controls. Access from the lounge via slate steps, to the decking area and lawn over-looking the leat. Across the courtyard, from a pedestrian pathway there is a private lawned paddock with five barred gate, of approx ½ acre which belongs to the property. The paddock is bordered by the Mullybrook, along with mature trees. A communal two acre field, is also a little further down a grass path, which is owned jointly by the four properties and is planted with fruit trees. A pretty woodland walk, through native trees and spring flowers, from the field leads to the weir. The grounds are a haven for wildlife and birds, including kingfishers. It is known otters use Mullybrook.

SERVICES

Shared private drainage and water. Mains electricity. The communal areas, field and water pumping

station are maintained by Mullybrook Mill Management Company, which is made up of the owners of the four properties. A charge of £50 is made monthly to the company.

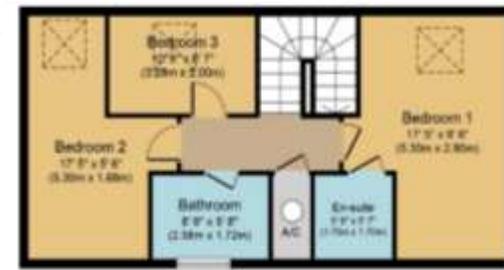
COUNCIL TAX

The property is currently run as a holiday cottage. North Devon District Council

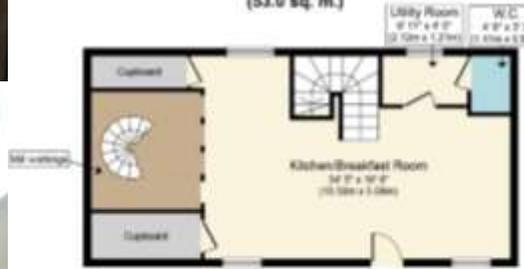




First Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)



Second Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)



Ground Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)



DIRECTIONS

From South Molton proceed along the B3227 towards Umberleigh. At the T-junction at Umberleigh, turn left along the A377. At Colleton Mills cross roads, turn right. Proceed over the small stone bridge, take the next left signposted to Ashreigney, passing Millwood Plant nursery on the right. Keep to the right hand side and proceed up the hill. At the top of the hill, turn right at the T- junction, signposted to Winsford & Pavington. Proceed along the lane, at the bottom of the hill at Winsford, turn right into Mill Lane. Proceed along the lane, the courtyard of properties will be found at the end of the lane on the left hand side.

IMPORTANT NOTICE Whilst we, Geoffrey Clapp Associates (GCA), make every attempt to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property. No appliances have been tested and no warranty given by GCA in relation to this property. If there is any point of particular importance to you, please contact the office and we will be pleased to clarify the position for you. It is the responsibility of any intending purchaser to check that the property is available to view before setting out. Neither GCA nor the vendor accept any responsibility for failed viewings.



GEOFFREY CLAPP ASSOCIATES
10 BROAD STREET,
SOUTH MOLTON,
DEVON EX36 3AB
T: 01769 572121

E: sales@geoffreyclappassociates.com
W: www.geoffreyclappassociates.com

