

# Mill House Hatherleigh EX20 3JA



**Guide Price - £450,000**



# Mill House, Hatherleigh, EX20 3JA.

A Stunning Former Corn Mill Bursting With Character, Offering Spacious Interiors, Modern Comforts, Versatile Living, And A Secluded Sunny Garden Retreat...



- Exceptional Former Corn Mill
- Spacious Five Reception Rooms
- Four Generous Double Bedrooms
- Master With Roll-Top Bath
- Stylish En-Suite Shower Room
- Light-Filled Sunroom
- Vaulted Ceilings And Beams
- Striking Inglenook Fireplace
- Ample Off-Road Parking
- Private Sunny Rear Garden
- Elevated Patio With Seating
- Council Tax Band - C
- EPC - TBC



A truly exceptional and spacious former corn mill, brimming with character and charm, offering an impressive five reception rooms and four generously sized double bedrooms. One of the bedrooms benefits from a stylish en-suite, while the master bedroom features an open roll-top bath, creating a luxurious and indulgent retreat. This beautiful property has carefully maintained and enhanced many of its original features, seamlessly blending historic charm with contemporary living. Highlights include the former shop, complete with a vaulted ceiling and exposed beams, a striking inglenook fireplace, the former mill room with its exposed stone wall, and a light-filled sunroom that provides a welcoming and versatile space for modern family life.

The first floor accommodates four double bedrooms, each with its own unique appeal. The master bedroom's roll-top bath is elegantly positioned in the corner, offering a sense of indulgence and style. The second bedroom benefits from a newly fitted en-suite shower room, while a separate family shower room serves the remaining bedrooms, combining practicality with comfort. Every room in this home tells a story, reflecting its historic origins while providing flexible and functional living spaces for today's lifestyle.

Externally, the property offers ample off-road parking across two driveways, one of which has recently been enhanced at the front of the house. Additional parking is available to the side via twin timber gates, where there is also a useful storage area, complemented by gravelled sections for ease of maintenance. The rear garden is a private and sunny haven, featuring an elevated patio with seating and enclosed by a natural stone wall. This secluded space is perfect for relaxing, entertaining, or simply enjoying quiet moments outdoors, providing a true sense of tranquillity.

With its unique combination of historic character, generous living accommodation, versatile reception spaces, and beautifully maintained gardens, this former corn mill represents a rare opportunity to acquire a home of distinction. Every corner of the property invites exploration, from the intricate architectural details to the sun-soaked private outdoor areas. An internal viewing is strongly recommended to fully appreciate the distinctive charm, versatility, and lifestyle this extraordinary home has to offer.

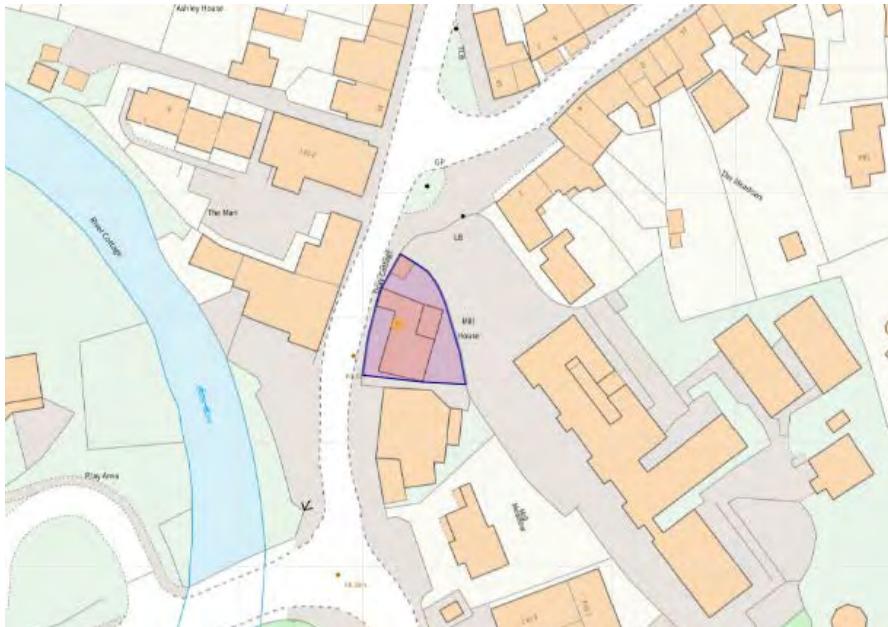


# Changing Lifestyles

Hatherleigh is a historic market town in central Devon, known for its scenic location at the meeting point of the Rivers Lew and Torridge. With over a thousand years of history, the town features traditional architecture, including the famous Rams Head sculptures in the town square, and has a vibrant arts scene, with works from local artists decorating its streets.

The weekly Tuesday market is a highlight, where locals and visitors gather to shop and socialize. The town also hosts an annual carnival in November, featuring unique customs such as the burning of tar barrels and a jazz band procession. Situated along the Tarka Trail, Hatherleigh offers beautiful walking and cycling opportunities, with nearby Belvedere Castle providing panoramic views of Dartmoor and Exmoor.

With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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**Floor 0** Building 1

**Approximate total area<sup>(1)</sup>**

2025 ft<sup>2</sup>

188.1 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.5 m<sup>2</sup>



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