



**STAGS**

Mill House



# Mill House

Thorverton, Exeter, EX5 5LX

Exeter 7 miles

- 3,360sq ft
- 6 Bedrooms
- 3 Bathrooms (1 e/s)
- 3 Reception rooms
- Secluded gardens of over an acre
- Detached potential annexe
- Rural views

**Guide price £695,000**

## SITUATION

Mill House is situated in a rural location on the outskirts of Thorverton, one of the most favoured villages in the Exeter area and only 7 miles north of Exeter. Thorverton has an excellent range of local facilities including two pubs, community-run village shop & post office, primary school (Ofsted - Good) pre school, farm shop, church and chapel. The market town of Tiverton (9 miles) to the north has a good range of facilities, Blundell's School and beyond access to Tiverton Parkway railway station at junction 27 of the M5. Exeter provides a wealth of facilities befitting a centre of its importance.

## DESCRIPTION

As the name suggests, the house accompanied the mill that lies on the River Exe a short distance away. The house probably dates from the late Victorian era and is of brick elevations under a slate roof. An excellent amount of well-proportioned, family-sized accommodation is provided totalling over 3,300sq ft. It is attractively set in its gardens of 1.2 acres, particularly secluded with an array of large pines and other conifers. There is also the advantage of a detached brick building that many years ago was converted to a self-contained annexe, though now is in need of refurbishment for that use, otherwise it provides extensive storage.

## THE HOUSE

ENTRANCE HALL with storage cupboard and impressive staircase to first floor with half landing. Door to garden terrace. CLOAKROOM.



A substantial period house set in mature gardens of over an acre close to this favoured village.







Dual aspect DRAWING ROOM facing south and west with a Minsterstone open fireplace, parquet floor and French doors to garden. STUDY / LIBRARY also south facing with fully wood panelled walls plus extensive bookshelves and extensive cupboards. Ornate brick fireplace. The DINING ROOM also has a fireplace and storage cupboards. KITCHEN / BREAKFAST ROOM with gas-fired Esse for cooking, extensive worktops over oak-fronted cupboards and drawers. Electric hob, built-in fridge/freezer and dishwasher.

On the first floor the spacious landing faces west with walk-in airing cupboard with hot water cylinder and extensive slatted shelving. Built-in cupboard. The MASTER BEDROOM is a magnificent south facing room with rural views over fields in the Exe Valley. Built-in wardrobe, basin. BEDROOM 6 is of single size. BEDROOM 2 is also of a generous size with similar views over the Exe Valley, ornate cast iron fireplace and EN SUITE SHOWER. FAMILY BATHROOM with corner bath, shower cubicle, wc and basin. BEDROOM 5 faces east overlooking the river meadows. BEDROOM 3 faces west overlooking the gardens and to fields beyond. 2nd FAMILY BATHROOM with bath with shower over, wc and basin. BEDROOM 4 also faces west with views.

Attached to the house is a brick GARAGE with sliding doors along with an excellent BOOT ROOM / UTILITY with sink, plumbing for washing machine and cupboards. Gas boiler in the garage.

### THE GROUNDS

A paved drive leads up to the garage adjoining which is a large gravelled parking area for numerous vehicles adjacent to the annexe. The gardens are primarily lawned with numerous shrub and mature trees, particularly pines. Two magnificent wisterias climbing up the house extending on three sides. Paved terrace area. VEGETABLE GARDEN and GREENHOUSE.

The detached brick OUTBUILDING has in the past been used for living accommodation. LIVING AREA / KITCHEN, DOUBLE BEDROOM & EN SUITE BATHROOM. This is now in need of refurbishment otherwise providing useful storage/office. Additional useful outbuilding (24' x 12 ') with potential for workshop/store.

Overall the property amounts to about 1.2 ACRES.

### SERVICES

All mains services connected. Gas-fired central heating. Solar hot water.

### DIRECTIONS

From Exeter proceed north on the A396. After Rewe, at the Ruffwell Inn turn left signposted Thorverton. In half a mile one crosses the River Exe and take the road immediately thereafter on the right with Mill House being the first property on the left within 100 yards.





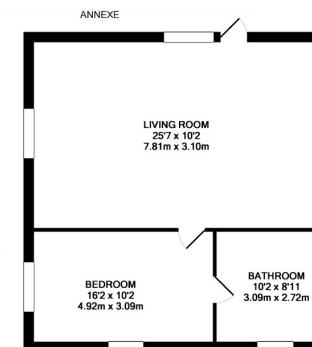


These particulars are a guide only and should not be relied upon for any purpose.



TOTAL APPROX. FLOOR AREA 3361 SQ.FT. (312.2 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For  
furnished properties only. Not bound to scale.  
Made with MapInfo 02017



Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(49-54)	<b>E</b>		
(41-48)	<b>F</b>		
(35-40)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



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