



Ally's Mill,
Kingsbridge



Ally's Mill,

Derby Road, Kingsbridge, TQ7 1JL

Salcombe 7 miles Dartmouth 14 miles

- Three bedrooms (master en-suite)
- Triple aspect open-plan living room
- Annexe with guest suite and further conversion potential
- 2 Double Garages
- Beautiful, secluded gardens
- Close to town centre
- Around 2 acres

Guide price £699,950

SITUATION AND DESCRIPTION

Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary school and highly-rated (Ofsted) community college, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach. We understand that the original mill building dates from the early C19th. It was converted to a dwelling in the late 1990s and now provides unique three-bedroomed accommodation of exceptional character with many original features having been retained throughout.

A garage/store room was then converted around ten years ago to provide an annexe with living room, double bedroom and bathroom and a sizeable double garage at the lower level which allows immense scope for conversion to extend the accommodation, if required (subj to pp).

A particular feature of Ally's Mill is the position and its grounds. The property is located on the south-eastern fringes of the town and is one of those properties which even many locals are unaware of. It has a distinctly rural feel yet is, in reality, within easy walking distance of the recreation grounds, embankment and town centre whilst the gardens themselves are mainly lawned with the many plants, shrubs and mature trees affording a high degree of privacy and seclusion.

ACCOMMODATION

The property is accessed through a small, private lawned garden and south facing deck on the middle floor level via a stable-type door with bullseye panel which leads to the kitchen/dining/reception room, a wonderful open-plan, triple aspect room of much character with original exposed beams and a wood burner set on a slate hearth. Oak flooring.

Well fitted kitchen with a good range of units in cream and includes a single bowl, single drainer sink unit with mixer tap fitting having adjoining wood block work surfaces with tiled splash backs and soft close storage cupboard and drawers under. Ample eye level storage cupboards. Space for cooker with extractor hood over and space for dishwasher and fridge/



A converted former mill of character with guest suite annexe and 2 acres of garden with a rural feel yet close to the town centre.





freezer. Central island unit.

Galleried landing to the first floor and has stairs in oak to the lower ground and first floors and Velux skylight window. Master bedroom is dual aspect with windows to front and rear and two Velux skylight windows. Vaulted ceiling with exposed roof timbers. Ensuite bathroom is fully-tiled and has a suite in white comprising corner shower cubicle with Triton unit, wash basin, WC and bath with mixer tap fitting, hand held shower attachment. Ladder style heated towel rail/radiator. Exposed roof timbers. Velux skylight window. Slate effect flooring.

LOWER GROUND FLOOR

Hallway with slate effect tiled flooring. Original granite millstone feature. Under stairs storage cupboard. Door to outside.

Two bedrooms and family bathroom which is beautifully presented and fully tiled. It has a white suite comprising corner shower cubicle with Triton unit, wash basin, WC and bath with mixer tap fitting and hand held shower attachment. Ladder style heated towel rail/radiator.

Utility room with single bowl, single drainer sink unit having mixer tap fitting and adjoining rounded edge work surfaces with drawers and cupboards under. Plumbing for automatic washing machine and space for tumble dryer or other appliance. Grant floor standing oil-fired boiler (hot water and central heating).

THE ANNEXE

The Annexe affords approximately 306sqft of living space which includes a triple aspect sitting room which is currently used as an office and day room but with wiring points for cooker, a double bedroom and a fully tiled bathroom with three piece suite with Triton shower over bath and a ladder style heated towel rail/radiator. A glazed door leads from the living room out onto a wonderful, paved terrace with a lawned garden beyond with well stocked flower and bed borders alongside.

At lower ground level is a garage measuring some 19' 8" x 19' 8" with Worcester Heatslave combi oil-fired boiler servicing an independent central heating and hot water system to the annexe. The whole building offers huge scope for re-modelling, (subject to any necessary planning consents).

OUTSIDE

The property is approached off Derby Road over a part-gravelled driveway which leads past the Mill and annexe and sweeps down to the rear where there is ample gravelled hard standing for numerous cars and access to a second double garage. The rear courtyard area features an ornamental water wheel, granite millstone table, water well and Mediterranean style masonry BBQ. Beyond the immediate private garden areas allocated to each property, the grounds are mainly lawned but with all manner of mature plants, shrubs and trees which afford shelter and a good deal of privacy and seclusion. Timber and felted Workshop 15' x 8"

Part way down the garden is an attractive natural pond with Lilies and Gunera etc.. Whilst the garden itself is part-bordered by a small stream. There is a small coppice at the far end of the site and in total, we understand that the property extends to approximately two acres.

SERVICES

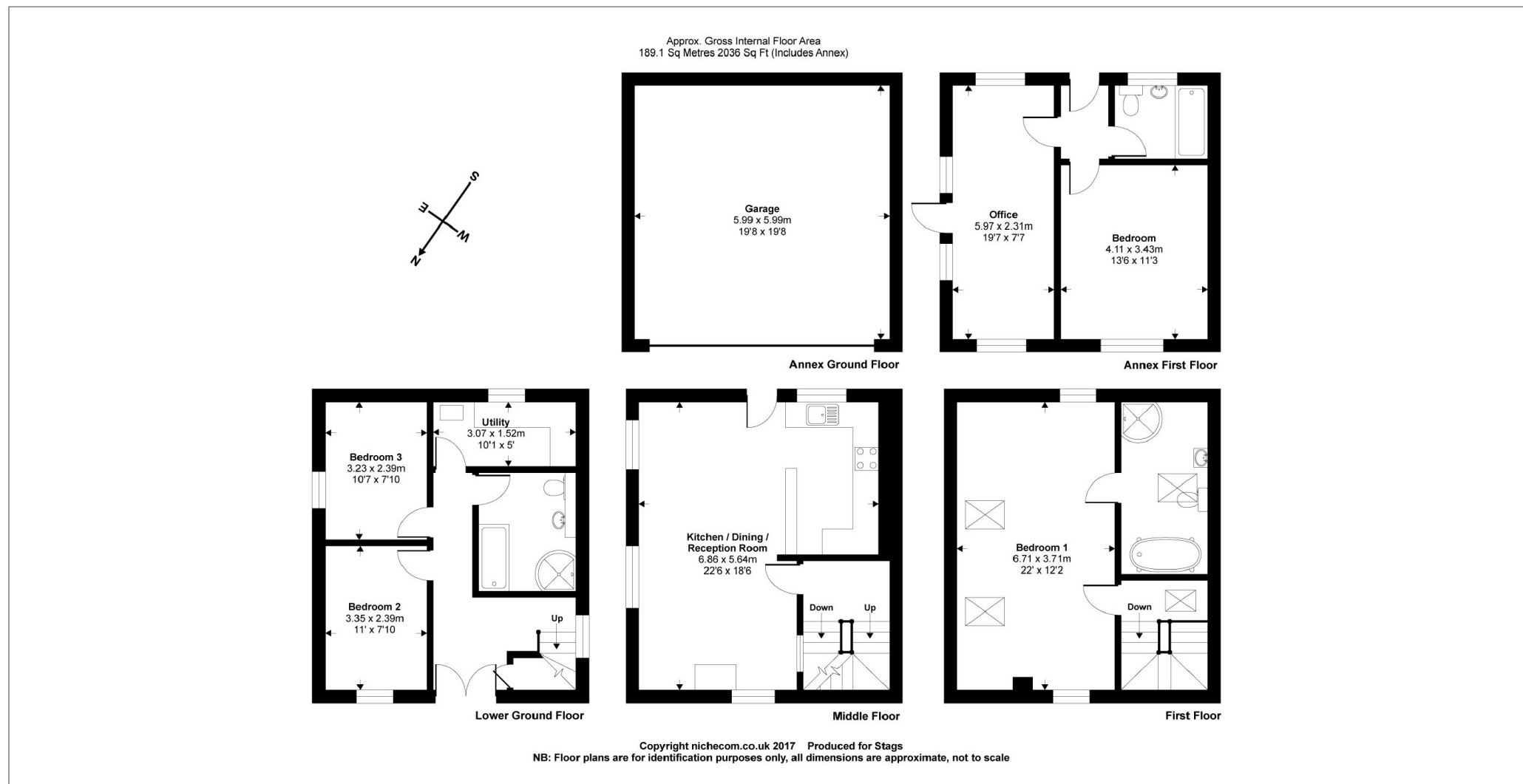
Mains electricity, drainage and (metered) water. Oil-fired central heating.

VIEWING

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

DIRECTIONS

From the centre of Kingsbridge, head along The Embankment on the A379. Take the first turning into Derby Road and then follow Derby Road around to the right after around 200 yards. Follow this road down the hill, passing the Recreation Ground on the right hand side and the entrance Ally's Mill will be found after a further 150 yards or so on the left hand side.



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



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