



Calverleigh Mill

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Lurley, Tiverton, Devon EX16 9QS

Tiverton 2 miles • M5 motorway (J27)Tiverton Parkway Station 9 miles • Exeter 18 miles

5 Bedrooms • 3 Reception Rooms • Study and Office • Utility and 2 Cloakrooms • Family Bathroom & Master En-suite • Established Gardens • Car Port and Parking • Set in 3.75 Acres

Situation

Located in a rural hamlet 2 miles from the market town of Tiverton, a historic market town with a wealth of amenities including both private and state schooling, many shops, banks and building societies, supermarkets, hospital, sports centre with swimming pool and 18-hole golf course. Blundell's independent school offers discounts to local pupils.

From Tiverton there is fast access along the A361 to the M5 motorway at junction 27. Adjacent to this is Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 130 minutes.

Exeter and Taunton are both within an easy driving distance.

Exmoor National Park and the renowned North Devon coast, with its sandy beaches, are easily accessible.

Description

Calverleigh Mill is an impressive Grade II Listed former mill house. We understand that the mill dates from the early 18th century while the house dates from the mid 17th century. The property boasts a broad and traditional front elevation associated with a large country house of this period. It is constructed of rendered cob and stone elevations under a thatch and slate roof. The property has much character and original features including beamed ceilings, inglenook fireplaces, plank and muntin screen and milling room where the cogs and turnings of a bygone era can still be appreciated behind an impressive viewing screen. The property sits within its own landscaped grounds flanked by a pretty milling stream to the northern boundary.

Accommodation

Thatch entrance porch with solid timber front door leading to **ENTRANCE HALL** - A spacious and welcoming entrance hall with fireplace with beam over, slate floor and exposed beams. Window to

front with window seat.

Stairs to first floor with understairs storage cupboard. **OFFICE/PLAYROOM** with continuation of slate flooring, stained glass window and further window to front. **CLOAKROOM** with a white suite comprising pedestal wash hand basin, low level WC and slate flooring with window to rear.

SITTING ROOM - An attractive room with a wealth of traditional features with non-opening small pane glazed door to front. Inglenook fireplace and bread oven with inset log burner, Bressumer beam, tiled hearth and exposed stone and brick work. Window to front with window seat. This leads to the **DINING ROOM** with listed plank and muntin screen along one wall with two windows to front with window seat. Part glazed door to rear.

KITCHEN/BREAKFAST ROOM with bespoke oak units and granite work surfaces with space for Range cooker, 2½ bowl sink unit and plumbing for washing machine, continuation of slate flooring, part plank and muntin walls and exposed beams. Stairs lead down to a separate **UTILITY** with continuation of the kitchen units and stainless steel sink unit. **CLOAKROOM** with low level WC, and access to garden. Beyond this is a **STUDY** which is tucked away with continuation of slate flooring, exposed stonework and beams and window to front. A particular feature of this room are the real workings of the old mill which can be appreciated behind a glass screen.

FIRST FLOOR - Upstairs there is another delightful **LIVING ROOM/SNUG** which has a superb aspect over the garden and woodland with large picture windows. Exposed beams, wooden flooring, log burner and hearth. Beyond this are **TWO DOUBLE BEDROOMS**, both with a front aspect, wooden flooring and exposed beams. One of these bedrooms, which is currently the master, has an en-suite which has been completely refurbished providing a bath and separate shower cubicle, low level WC, wash hand basin, tiled floor and recess lighting.





A stunning and spacious renovated Grade II Listed former mill set in 3.75 acres.

Accessed from the entrance hall is a **FURTHER BEDROOM**, a spacious dual aspect room, which would be ideal as guest accommodation with further bathroom, again fitted to a high standard with panelled bath, shower, low level WC, wash hand basin and storage cupboard. On the second floor there is a further **DOUBLE BEDROOM** which again has a pleasant outlook over the gardens, with vaulted ceilings, beams and the workings of the former mill are exposed.

Outside

The property is approached via a quiet country lane leading to a gated entrance and tarmacked drive, providing access to the side of the property and parking for several cars. To the side lies a large double car port/wood store and pretty cobbled and stone terrace extends the full length of the property and enjoys a southerly aspect. The garden is gently terraced and bordered with a range of mature shrubs and plants. The lawns wrap around the property and are bordered on one side via an attractive stream or

former mill leat. Adjoining the property there is a further storage room which has power and light. Beyond the lawn there is a woodland area to the left making an ideal tranquil spot with plenty of wildlife.

Viewing

Strictly by appointment through the agents, Stags, on 01884 235705.

Directions

From Tiverton, proceed towards Calverleigh on the Old Rackenford Road. At the Calverleigh village sign, turn right to Lurley and proceed down the hill. The drive for Calverleigh Mill will be found on your left hand side just before going over the ford.

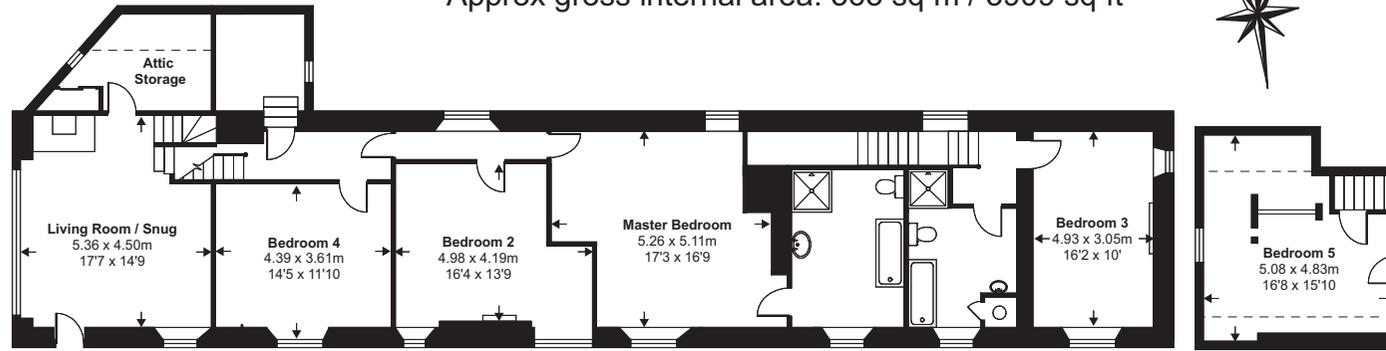
Services

Mains electricity and water. Private drainage. LPG gas supply.

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

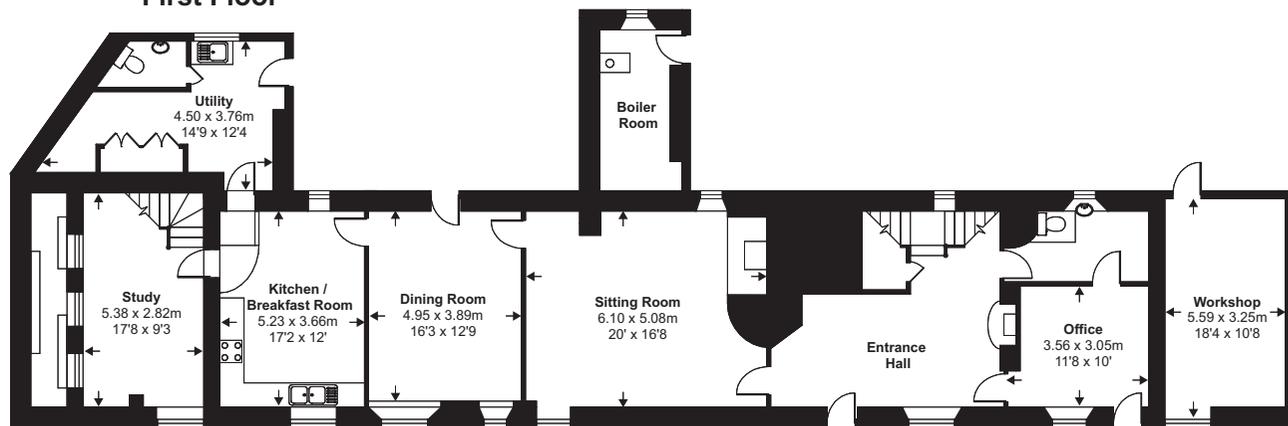


Approx gross internal area: 363 sq m / 3909 sq ft



First Floor

Second Floor



Ground Floor



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	32
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	