



H E A N T O N M I L L

Heanton Mill

Kings Heanton, Barnstaple,
Devon EX31 4ED

- Barnstaple Centre and Braunton about 3 miles
- Saunton beach and Golf Club, Croyde, Woolacombe and Exmoor less than half an hour

A highly individual detached barn style, character residence complemented by stunning, manicured, park like grounds of 2.67 acres incorporating a splendid water garden as the centre piece all situated in a timeless and tranquil hamlet.





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Summary Of Accommodation

Reception hall, cloakroom, sitting room, snug, dining room, sun lounge, study, hand made kitchen/breakfast room, pantry, landing, master bedroom with en-suite, 3 further bedrooms (1 en-suite), family shower room, extensive/loft room, integral double garage, offering potential for conversion to additional accommodation, subject to planning permission, further linked double garage, once again offering potential for a variety of other uses such as ancillary accommodation, offices, studio, leisure etc subject to planning permission, ample additional parking.

Delightful, south facing, secluded, landscaped gardens maintained to a high standard including fish stocked lake/ponds, waterfalls and rockeries all illuminated at night.

Situation

Within a conservation area fronting a quiet 'no through' lane backing onto open fields, close to a bridleway and footpath which leads to open countryside ideal for rambling, dog walking etc. Also within walking distance is Marwood gardens and tea rooms and within easy access is Marwood Primary school recently judged by OFSTED as outstanding. Barnstaple is about 3 miles and as the Regional Centre, houses the area's main business, commercial and leisure venues as well as theatre and District Hospital, located on the edge of the town. From Barnstaple the North Devon Link road leads through to Junction 27 of the M5 Motorway in about 45 minutes, while Barnstaple provides a link to the National railway system. The North Devon coast is within easy reach and the popular surfing beaches at Saunton (also with Championship Golf Course), Croyde Bay, Putsborough, Woolacombe and the vibrant fishing village of Instow, in the opposite direction, are all readily accessible. Through the lanes the popular village of Braunton is also about 3 miles. Exmoor National Park is within easy reach and the nearest International Airports are at Bristol and Exeter.

Description

First time on the market for 36 years, Heanton Mill presents elevations which are mainly painted render, partly stone with triple glazed windows virtually throughout and slate sills beneath a graduated slate roof. The property appears to be of period origin but was actually built around 1980 and cleverly combines period features with 21st century refinements. The accommodation which exudes quality and style, is bright, spacious, versatile and extremely well presented, the ceiling heights are also very generous. An 'in keeping' extension was sympathetically undertaken in the late 1990s, there are two double garages and both have potential for conversion to additional accommodation or a variety of other uses such as



self contained annexe/holiday let/offices/studio/leisure use etc, subject to any necessary planning permission.

The residence is complemented by truly delightful gardens which represent a labour of love created by the current owners over the last few decades from a blank canvas. The centre piece of these is the magical water garden which most of the principal rooms in the property overlook and which feeds through to other parts of the garden and can be illuminated at night. This is certainly a gardener's garden stocked with masses of well established specimen plants, shrubs and trees. All in all this is a quality property of which an internal inspection is strongly recommended.

Ground Floor

Half glazed front door to spacious RECEPTION HALL with flag stone floor, exposed beams, coat hooks. CLOAKROOM low level WC, circular wash hand basin, polished granite worksurfaces with cupboards beneath, half tiled walls, beamed ceiling, overhead cupboards, flag stone flooring. Returning to the reception hall a glazed door leads to DINING ROOM a spacious room with French doors to terrace and delightful views over the water garden, beamed ceiling, exposed stonewall, 3 wall light points. Glazed door to SITTING ROOM another spacious double aspect room featuring stone fireplace, with fitted coal effect gas fire, exposed stone wall, exposed beam, glazed door to SUN LOUNGE which is triple aspect with 3 separate doors into the gardens, views over the water garden, raised fireplace feature with brick and stone surround, oak flooring, vaulted ceiling. Returning to the sitting room a pair of glazed doors lead to SNUG, another double aspect room with matching back to back stone fireplace to the sitting room also with coal effect gas fire, exposed beam, half glazed door to STUDY, double aspect views, half glazed door to outside, trap to independent, insulated STORAGE LOFT. Returning to the reception hall stone steps lead down to the COUNTRY KITCHEN/BREAKFAST ROOM with excellent range of bespoke handmade and hand painted solid wood units, in a cream theme topped by polished granite worksurfaces. There are ample base and matching wall units, two glazed fronted, all are finished with attractive pediments. There is a single drainer stainless steel sink unit with 3 settings for the tap - hot, cold and drinking water, there is a waste disposal unit. Fitted appliances include a pair of Neff electric ovens and Neff 4 ring ceramic hob set within a fireplace style feature backed by picture tile and incorporating an extractor fan, Neff microwave, integrated fridge/freezer, space and plumbing for both dishwasher and washing machine, concealed paper compressor, concealed Camray oil fired boiler for central heating and domestic hot water, sliding patio doors to side garden and separate door to garden, stone flagged flooring, ample space for breakfast table, shelved

pantry, door to integral double garage (described later). From the reception hall a staircase rises to;

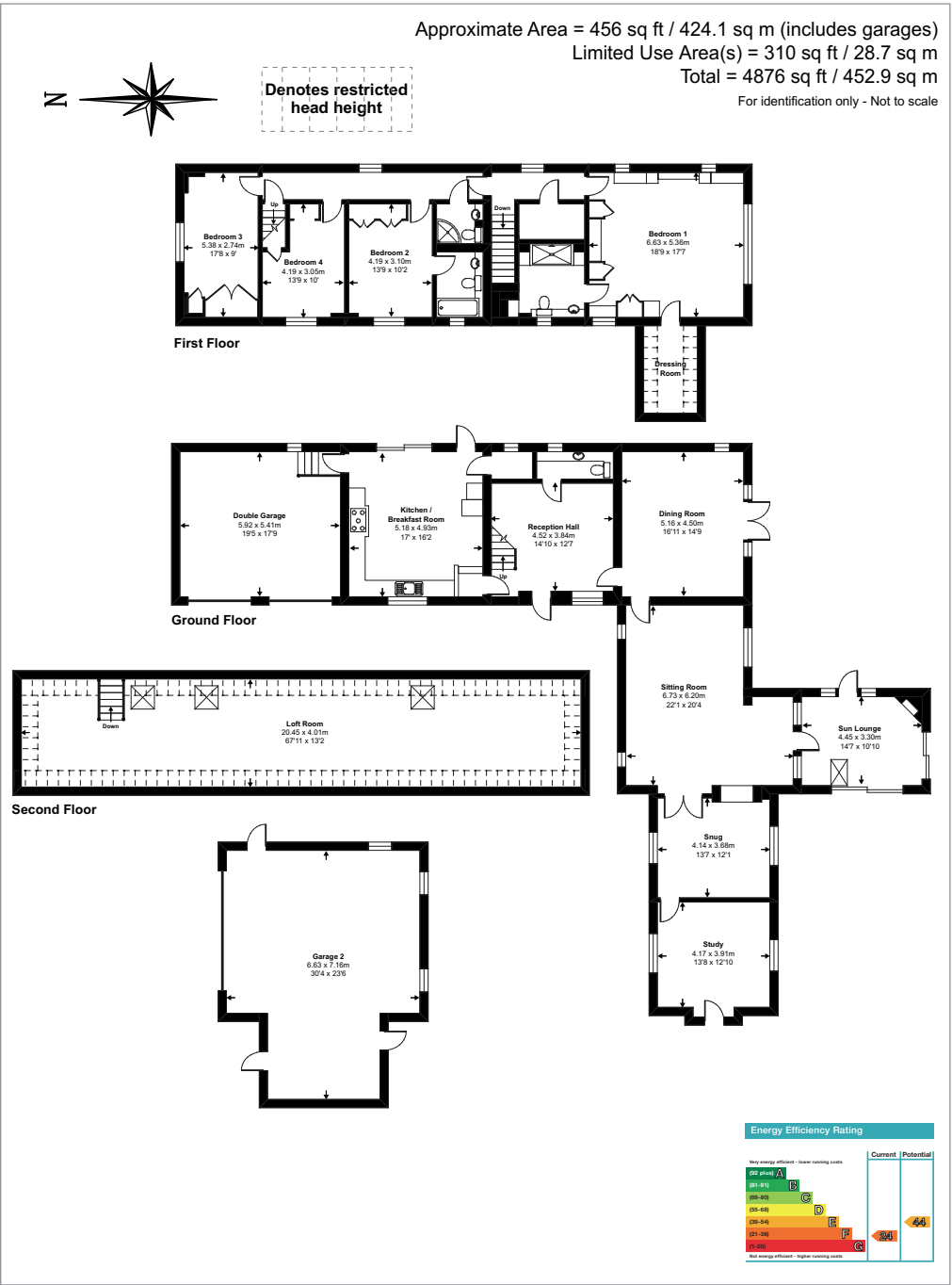
First Floor

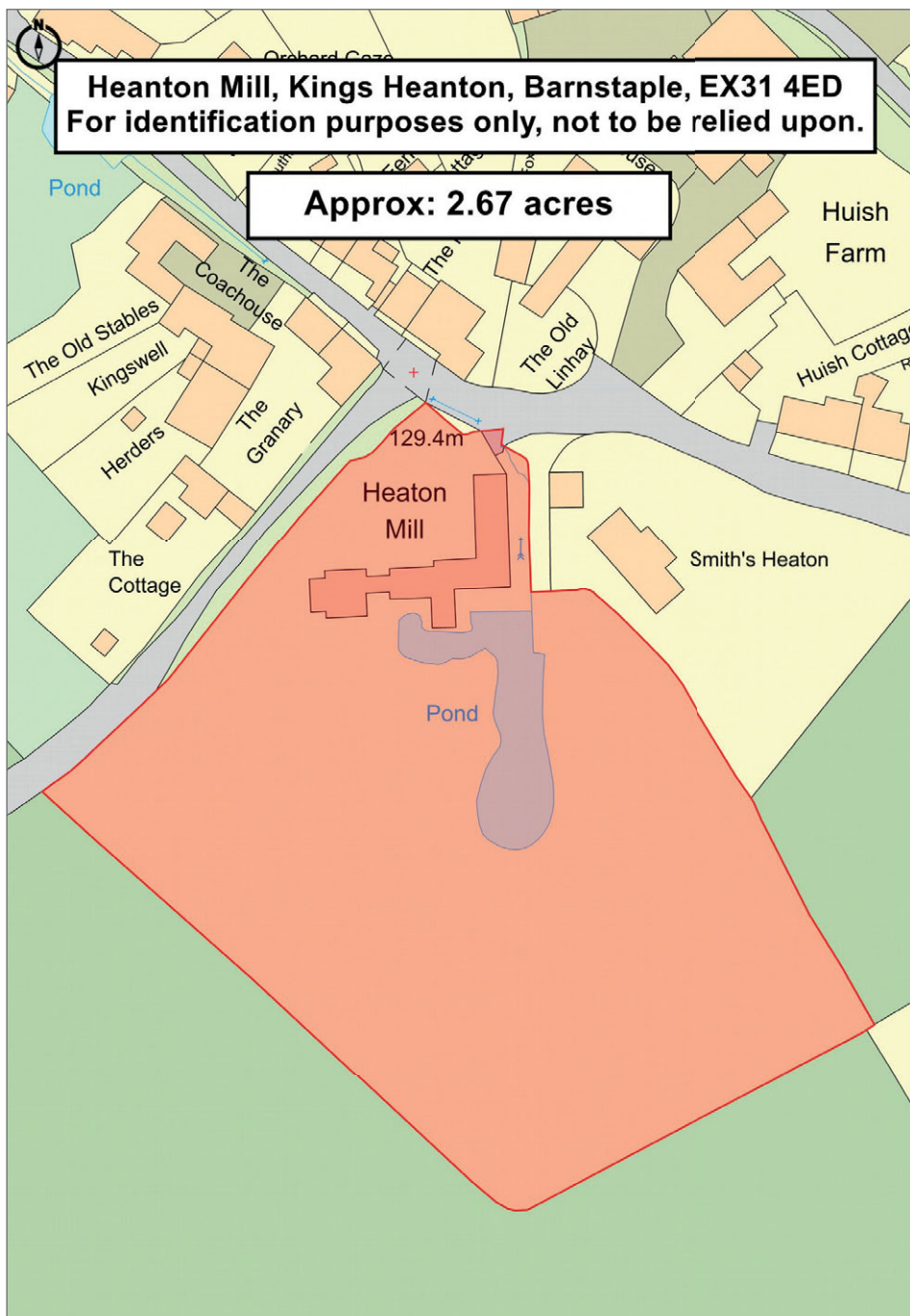
LANDING with walk in AIRING CUPBOARD pre-lagged cylinder, trap to loft space. BEDROOM 1 a beautiful triple aspect room where one is drawn like a magnet to the large picture window overlooking the water feature below, there is an extensive range of fitted bedroom furniture including bedside cabinets, chest of drawers and cupboards, dressing table with mirrored back, wardrobes either side, bridge cupboards above, further matching range of cupboards. Walk in wardrobe, with hanging rails either side and store room at one end. EN-SUITE SHOWER ROOM with tiled cubicle which is illuminated, shelved and mirrored recesses flanking either side, further shelved and mirrored niche, wash hand basin with vanity cupboards, strip light and mirror, low level WC, heated towel rail/radiator. INNER LANDING with exposed beam. BEDROOM 2 view to front, two double wardrobes, EN-SUITE BATHROOM with panel bath, telephone style mixer tap/shower attachment, wash hand basin, vanity cupboard, mirrored splash back, cupboards either side, low level WC, half tiled walls, heated towel rail/radiator. BEDROOM 3 cupboard under stairs, clothes hanging recess and shelf, views to front. BEDROOM 4 double wardrobe, shelved store cupboards, view over village scene. SHOWER ROOM with shower cubicle, aqua board surround, low level WC, wash hand basin, mirrored splashback and strip light/shaver point, vanity cupboard below, heated towel rail, extractor fan. From the inner landing a staircase rises to insulated and boarded LOFT running the full length of the property ideal for storage, train set, or seated as office, craft room etc or potentially conversion to additional accommodation subject to planning permission.

Outside - Outbuildings

INTEGRAL DOUBLE GARAGE with pair of double doors, mezzanine floor over part for storage, power and light connected. This forms part of the main structure and offers potential for conversion to additional accommodation subject to planning permission. A bridge link from the study gives cover to the SECOND DOUBLE GARAGE, also constructed to be potentially converted for additional accommodation etc subject to planning permission. This is a triple aspect space with triple and double glazed windows as well as porthole window, Vaulted ceiling to mezzanine storage areas, double electrically operated doors, two pedestrian stable doors, single drainer stainless sink unit with cupboards under, 3 radiators, Hoffman scissor lift. For those interested in classic cars this is the perfect accommodation to pamper them. To the rear is an adjoining STORE ROOM for online compressor feeding 3 air line terminals.







The Gardens & Grounds

Adjacent to the lane and before one enters the property, there are water features either side of the vehicular entrance which are most attractive and are part of the village scene. A tarmac driveway then sweeps up to the front of the house, to the respective garages and on through the bridge archway to an additional parking area for several cars where there is a TIMBER GARDEN SHED with power, light and water connected. Within the front garden the driveway is flanked by manicured lawns, there are stone steps leading up to a GALLERIED TERRACE and the front door, below this is another water feature comprising waterfall, illuminated at night overhung by a weeping cherry tree. On the opposite side of the drive is a bed of specimen trees and shrubs including topiary and to the right of the second double garage is a five bar gate, over hung by a fine magnolia, leading to a screened off oil tank and compost area. The hedge boundary with the land at the front is cleverly cut to a height ensuring that there is a good deal of seclusion and privacy. To the left of the property there is a deep conifer hedge, once again providing a good deal of privacy. Moving to the rear an extensive stone paved terrace wraps around the rear elevation and is ideal for alfresco dining with the fantastic back drop of the water garden and grounds beyond. The terrace is galleried and overlooks the main pond which is stocked with hundreds of fish. To the right of this is an attractive rustic bridge and secondary pond overlooked by a secondary terrace. Crossing the bridge, and passing under a rustic arch, meandering pathways lead through colourful, well established beds and borders on to gravelled beds and stepping stones over to further rustic bridges and onto a gravelled terrace where one can enjoy views back to the house or of the continuation of the water garden where there are water falls over extensive areas of stone. To the left of the seating area is a bank of ferns and above a beautiful rhododendron bed also featuring azaleas. Moving further up the garden there are extensive sweeping lawns, a copse of silver birches and area of mixed woodland, further lawns interspersed with many mature specimen trees and shrubs. There is ample scope to erect a marquee for those special family occasions and the vendors have strategically placed seating to enjoy different vistas as well as to follow the sun. All the water features are connected and they basically drain the adjoining fields, run through the property and out beyond, there is no electrical control, although the water level is

governed by a boarded sluice gate, this is all done by nature and which keeps the ponds refreshed. As previously mentioned the water gardens can be illuminated at night, there are also 2 powerful lights placed in one specimen tree as well as security lighting around the property. The water fountain within the main pond is included in the sale as is the Victorian style lamp within the front garden. No photograph can do justice to the standard of the grounds which rival any local garden open to the public, and which have in fact been showcased to support various charities. All in all Heanton Mill is one of those properties which is often sought but seldom found.

Services

There is mains drainage, electricity and water. Central heating is oil fired. There is an ADT security alarm in four zones.

Fixtures & Fittings

The fitted carpets are included within the sale price, the majority of blinds and curtains are available by separate negotiation if required. The ride on 54in cut and mulcher mower is available by separate negotiation.

Special Note

Some of the photographs highlighted within this brochure were provided by the vendors from their personal library taken to show the garden at its best in July/August 2020.

Viewing

Strictly by appointment please with the sole agent's, Barnstaple office 01271 322833, barnstaple@stags.co.uk

Directions

From Barnstaple town centre take the A39 sign posted Lynton. At Pilton Causeway pass Yeo Vale Road and St Georges road on the right, take the next turning left in to Pilton Quay. Pass Pilton Street on the right and take the next turning right into Abbey Road. At the top turn left into Under Minnow Road and follow this for about 2 miles to Prieford. As you enter the village take the first turning on the right to Kings Heanton and continue for approximately half a mile. At the T junction turn right and the entrance to the property is immediately on your right.

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

