



Park Mill







Park Mill

Chulmleigh, , EX18 7EA

Chulmleigh 0.5 miles South Molton 9 miles Exeter 23 miles

A beautifully reimagined former mill in an idyllic Little Dart valley setting with exceptional gardens, river frontage and grounds extending to approximately 8.16 acres

- Exceptional former mill house in an idyllic rural setting
- Approximately 3,737 sq ft of versatile accommodation
- Striking upper-level snug and hobby/studio room with balcony views
- Stunning gardens, river meadow and grounds extending to 8.16 acres in all
- Council Tax Band G
- Beautifully balanced period character and contemporary styling
- Impressive open-plan kitchen/living space ideal for entertaining
- Extensive frontage with fishing rights to the Little Dart River
- Peaceful yet accessible location near Chulmleigh in the heart of Devon
- Freehold

Guide Price £995,000

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Situation

Park Mill occupies a wonderfully private and idyllic rural position yet close to the popular Mid Devon town of Chulmleigh, surrounded by unspoilt countryside and approached via quiet country lanes. Despite its beautiful and peaceful setting, the property remains conveniently accessible to the A377 and the larger centres of South Molton, Barnstaple and Exeter, with rail connections available at nearby Eggesford and Kings Nympton providing access to Exeter and London Paddington. The surrounding area is renowned for its attractive rolling countryside, excellent walking and riding, and strong sense of community.

Description

Park Mill is a beautifully reimagined former mill offering an exceptional combination of period character and contemporary living, occupying a wonderfully private setting surrounded by its own gardens and grounds. The accommodation is both stylish and versatile, with light-filled interiors that have been thoughtfully designed to connect with the surrounding landscape. Particular features include the impressive open-plan kitchen/living space, elegant reception rooms and a striking first-floor snug and studio area with balcony enjoying views across the gardens and adjoining countryside. The house is perfectly balanced for both everyday family living and entertaining, whilst outside the beautifully landscaped gardens, meadowland and extensive frontage to the Little Dart River create a truly special rural environment extending in all to approximately 8.16 acres.

Accommodation

Ground Floor

An open porch with part glazed double doors opens into the HALL with oak flooring, staircase rising to the first floor and two deep storage cupboards. To one side is the impressive SITTING/DINING ROOM, a superb double aspect space with oak flooring, stone fireplace with woodburning stove and attractive views across the gardens. Glazed double doors open onto a covered patio terrace, with a further door leading directly outside.

On the opposite side of the hall is the large, open-plan KITCHEN/DINING ROOM, beautifully arranged with travertine tiled flooring and enjoying lovely garden views with glazed double doors opening outside. The kitchen area is fitted with a range of units with Corian worktops incorporating both double and single sinks, twin double ovens, a five-ring induction hob together with a separate two-ring LPG hob. A freestanding island unit with slate and oak worktop provides additional preparation space and storage. Off the kitchen is an excellent PANTRY with extensive fitted shelving and space for an upright fridge freezer. Beyond the kitchen is a practical side HALL/BOOT ROOM with external door together with a CLOAKROOM fitted with a WC and wash basin.

First Floor

The first floor landing includes a large airing cupboard and gives access to the bedroom accommodation.

A particularly striking feature is the superb SNUG and STUDIO area, a light-filled and versatile space with vaulted ceiling, woodburning stove and glazed doors opening onto a balcony enjoying lovely views across the gardens and surrounding countryside. This area provides an excellent additional reception space together with flexibility for home working, hobbies or creative use.

The PRINCIPAL BEDROOM is an impressive double aspect double room enjoying lovely views across the gardens and grounds, together with two fitted double wardrobes and a fully tiled EN-SUITE SHOWER ROOM fitted with a large shower cubicle, wide vanity wash basin, concealed cistern WC and heated towel rail. BEDROOMS TWO and THREE are both attractive double rooms with EN-SUITE SHOWER ROOMS comprising tiled shower cubicle, pedestal wash basin and WC. BEDROOMS FOUR and FIVE are both comfortable double rooms served by the family bathroom, with BEDROOM FOUR currently utilised as a study.

The FAMILY BATHROOM is well appointed with tiled flooring and half tiled walls, fitted with a cast iron roll top claw foot bath, separate shower cubicle, pedestal wash basin, WC and heated towel rail. Also located on the first floor is a useful LAUNDRY/UTILITY ROOM fitted with a range of units with worktop over, sink unit, space and plumbing for washing machine and tumble dryer. There is also a SAUNA. From the utility room, a door leads through to the large integral GARAGE with remote operated up-and-over door and electric vehicle charging point.





Outside

The surrounding gardens and grounds provide attractive outlooks from many of the principal rooms together with excellent spaces for relaxation and entertaining. Sweeping lawns extend out from the house, framed by mature trees, established planting and gently contoured borders. The gardens have been thoughtfully designed to provide year-round interest, combining formal terraces with more natural meadow-style areas. A generous stone terrace adjoins the house, creating an ideal space for outdoor dining and entertaining, whilst a further sunken seating area with fire pit provides a wonderful setting for evenings outdoors. Beyond the gardens the grounds open out to far-reaching views along and across the surrounding valley.

In all, the property extends to approximately 8.16 ACRES comprising gardens, orchards, riverside meadowland, mature woodland and extensive frontage to the Little Dart River with fishing rights included. The land is well suited to a variety of amenity and conservation uses, providing a peaceful and wildlife-rich environment in an exceptionally attractive rural setting.

Services and further information

Mains water and electricity, private drainage system (compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).

Oil-fired central heating via radiators. Electric under-floor heating to the kitchen and bathrooms.

Solar PV panel array (3.85kW).

Broadband - Standard is available (Ofcom). Current owners use Starlink (understood to be up to 300Mbps).

Mobile - EE offers a variable outdoor signal (Ofcom).

Construction - Mainly stone, part block under slate.

Flood risk - Parts of the grounds adjoining the Little Dart River are identified within Flood Zones 2 and 3. We understand the dwelling itself has not been affected by flooding, however interested parties should make their own enquiries with regard to flood risk and insurance.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 at Leigh Cross (about 1 mile west of Chulmleigh) take the turning signposted to Chulmleigh. Continue up the hill and into the centre of the town. At the T junction turn right and continue along Fore Street passing the historic blue town water pump on your right. After a short distance turn left and continue on this road and keep right at Cricket Close. Continue on this lane out of the town for a further half a mile and the entrance to the property will be found on the right.

What3words Ref: fabric.label.thrashing



Approximate Area = 3737 sq ft / 347.1 sq m

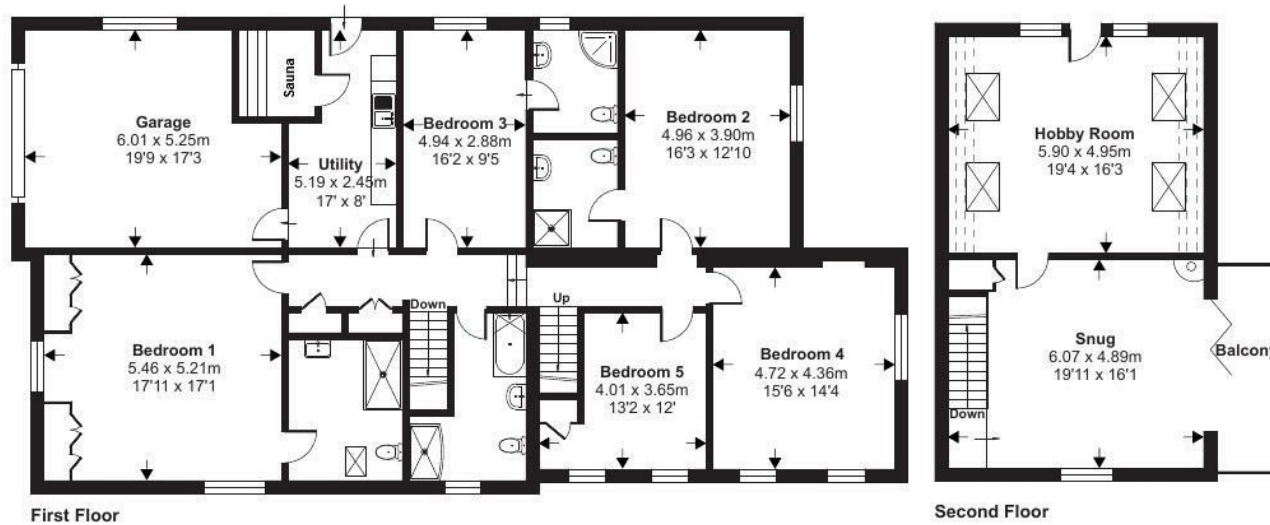
Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 303 sq ft / 28.1 sq m

Outbuilding = 82 sq ft / 7.6 sq m

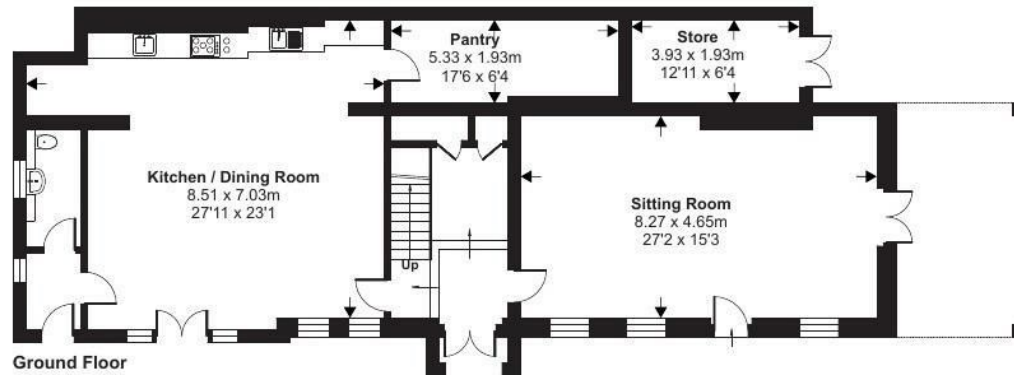
Total = 4188 sq ft / 388.9 sq m

For identification only - Not to scale



First Floor

Second Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1453572



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



