



MILLARD
COOK

OLD MILL, OLD MILL LANE, DARTMOUTH, TQ6 0HL

A delightful 4 bedroom detached house situated on the edge of Dartmouth with approximately 2.5 acres of woodland and grounds, a detached barn and wonderful water views of the creek.



Detached house

3 Reception rooms

En-suite & family bathroom

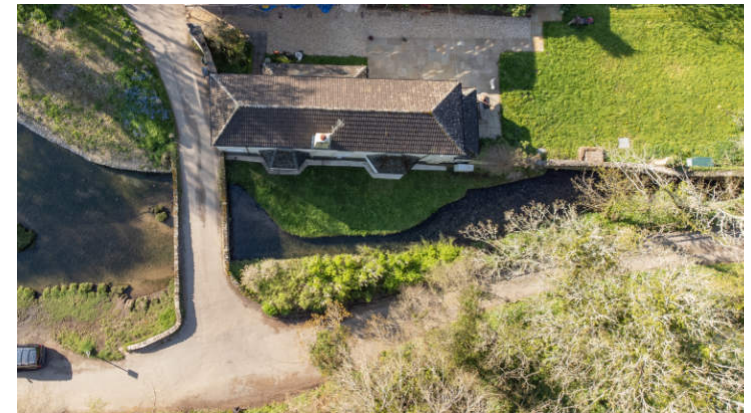
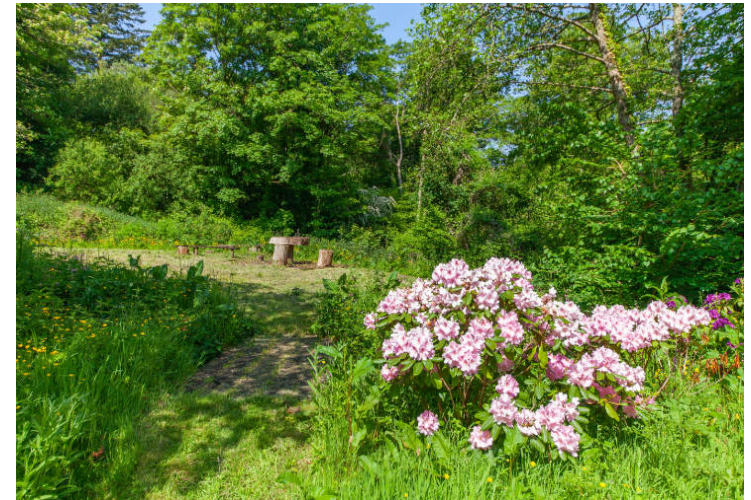
Ample parking and detached barn

Approx 2.5 acres of woodland and grounds

Situated approximately 1.8 miles from Dartmouth town centre, Old Mill is a charming period detached house positioned in Old Mill Creek, a wildlife haven on the banks of the River Dart. Once the former miller's house to the adjacent mill, the property enjoys approximately 2.5 acres of woodland and grounds with meandering a stream to one side.

This waterside property offers flexible accommodation with a delightful 25ft living room with views overlooking the charming bridge and creek. There is a kitchen/breakfast room, dining room, fourth bedroom and a cloakroom, whilst to the first floor, 3 double bedrooms, a family bathroom with the principal room having a vaulted ceiling and en-suite shower.

To the outside, a 500 sqft garage/barn with ample parking to the front and a separate driveway to the property with large, level gardens.



Accommodation

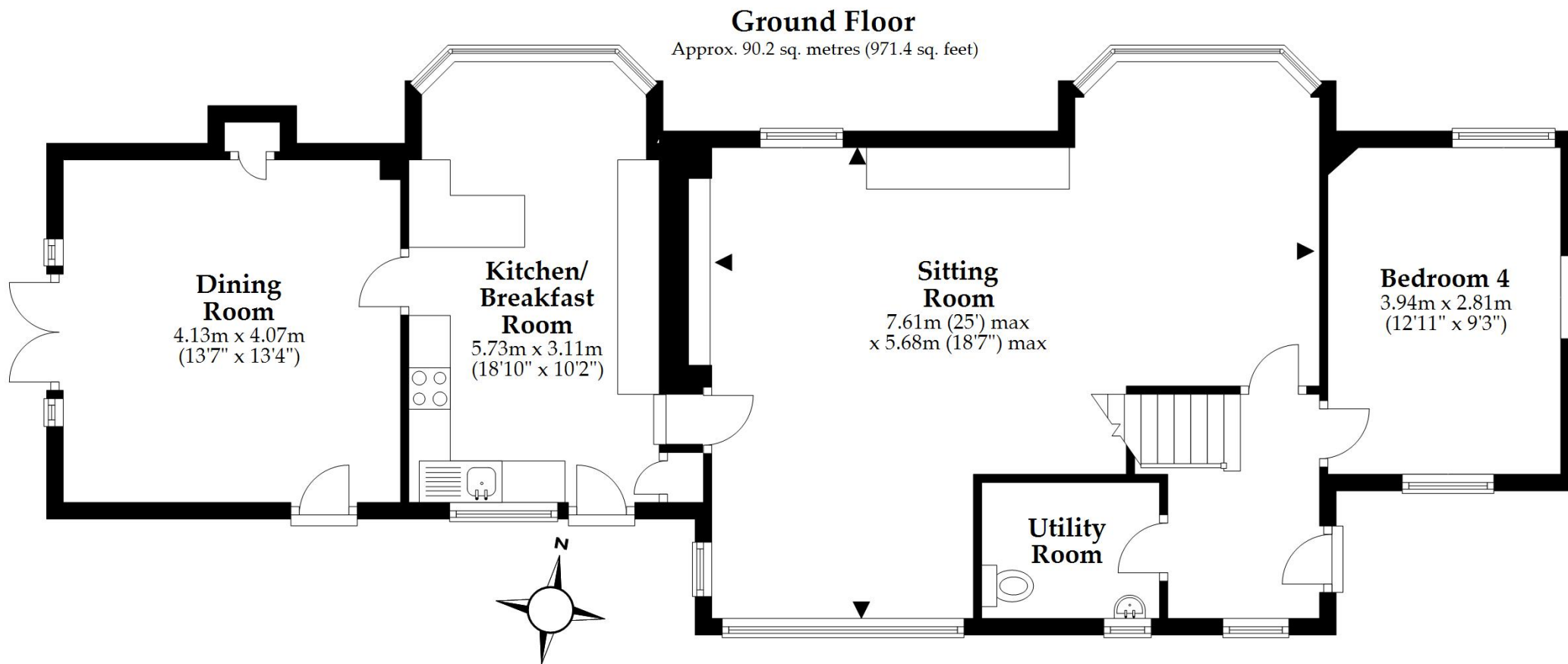
A front door leads to the entrance hall with stairs rising. Cloakroom with WC and hand basin. Bedroom 4 with window overlooking the views across the creek.

The double aspect living room is a wonderful size with a large bay window overlooking the stream and bridge. There is a wood burner with old timber lintel.

The kitchen has a range of floor and wall units with built-in electric cooker, sink unit and dishwasher with space for two fridges and a freezer. The breakfast area has space for a table, set within a bay window overlooking the stream, bridge and towards the creek. Door to the rear garden.

Adjacent, the dining room with double doors and side door leading out onto the rear gardens.





Total area: approx. 165.3 sq. metres (1779.7 sq. feet)
The Old Mill, Old Mill Creek, Dartmouth



First floor

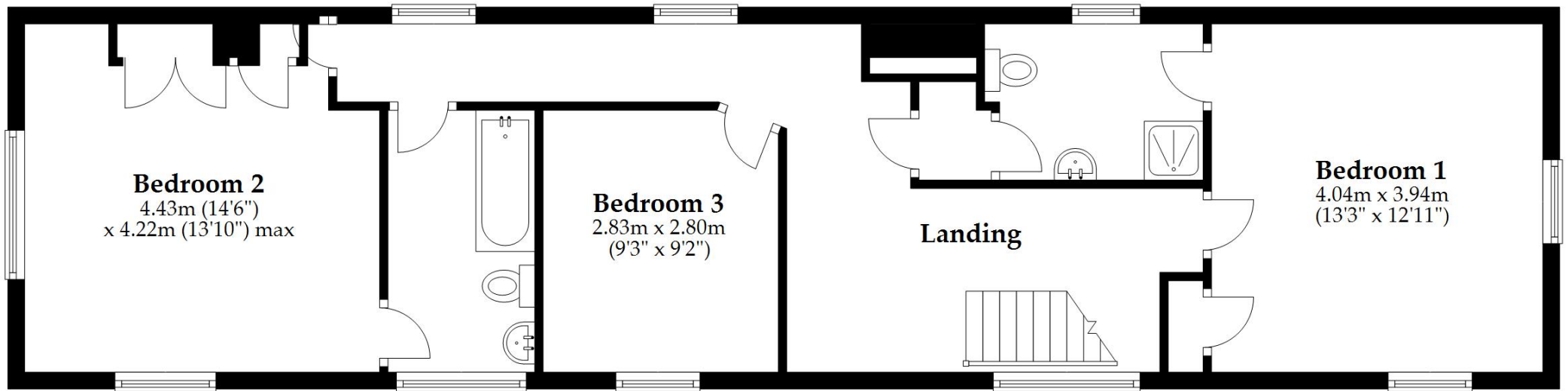
Landing with cupboard housing cylinder tank. The principal dual aspect double bedroom enjoys a vaulted ceiling and delightful views across the Old Mill Creek and surroundings. Built-in cupboard and en-suite with shower cubical, WC and hand basin.

There are two further double bedrooms, the rear having views over the garden and woodland with built-in wardrobes. The family bathroom has a bath with shower, WC and hand basin.



First Floor

Approx. 75.1 sq. metres (808.3 sq. feet)



To the outside

A short distance from the property is a very useful timber barn/garage 29' X 18' , ideal for vehicles/ boat storage with water, light and power. Double swinging doors to the front and single door to the rear giving access to the woodland and rear gardens. In front, ample parking for around 4 vehicles.

To the side of the property, double gates lead to the side parking and an EV charging point. A paved area for entertaining with access to the front door, kitchen and dining room.

The rear garden is a wonderful size, level to lawn with a verity of mature trees, seasonal plants and flowers. To the rear of the garden, a small stream and circular entertaining area. From here, access to the adjoining woodland which is to the North and West of the property.

In all, it is understood the grounds amount to approximately 2.5 acres.





Services

Shared private drainage system (one other neighbour), mains water and electrics.

Heating. Air source heating system (installed 2022)

Council tax Band G
EPC rating D.

Local Authority.

South Hams District Council, Totnes

Location : What3words
[///president.brisk.pools](https://www.what3words.com/president.brisk.pools)

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.

Dartmouth Office +44 (0) 1803 832361



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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