



Orcheton Mill, Modbury, Ivybridge, Devon

Winkworth

Orcheton Mill

Modbury, Ivybridge, Devon PL21 0TG

An enchanting mill house in a wonderful rural position and set in approximately 4.85 acres close to Wonwell Beach.

Approached via a gated entrance and driveway is the detached mill house that is Orcheton Mill which is located in a quiet rural position overlooking its landscaped gardens with a mill pond, orchard and meadow paddock with stream. The property is full of character and also has a detached double garage and stable/workshop with billiards/games room which has the potential for conversion.

Wonwell Beach 2 miles, Modbury 2 miles, A38 5 miles, Plymouth 12 miles, Exeter 40 miles (Distances approximate)

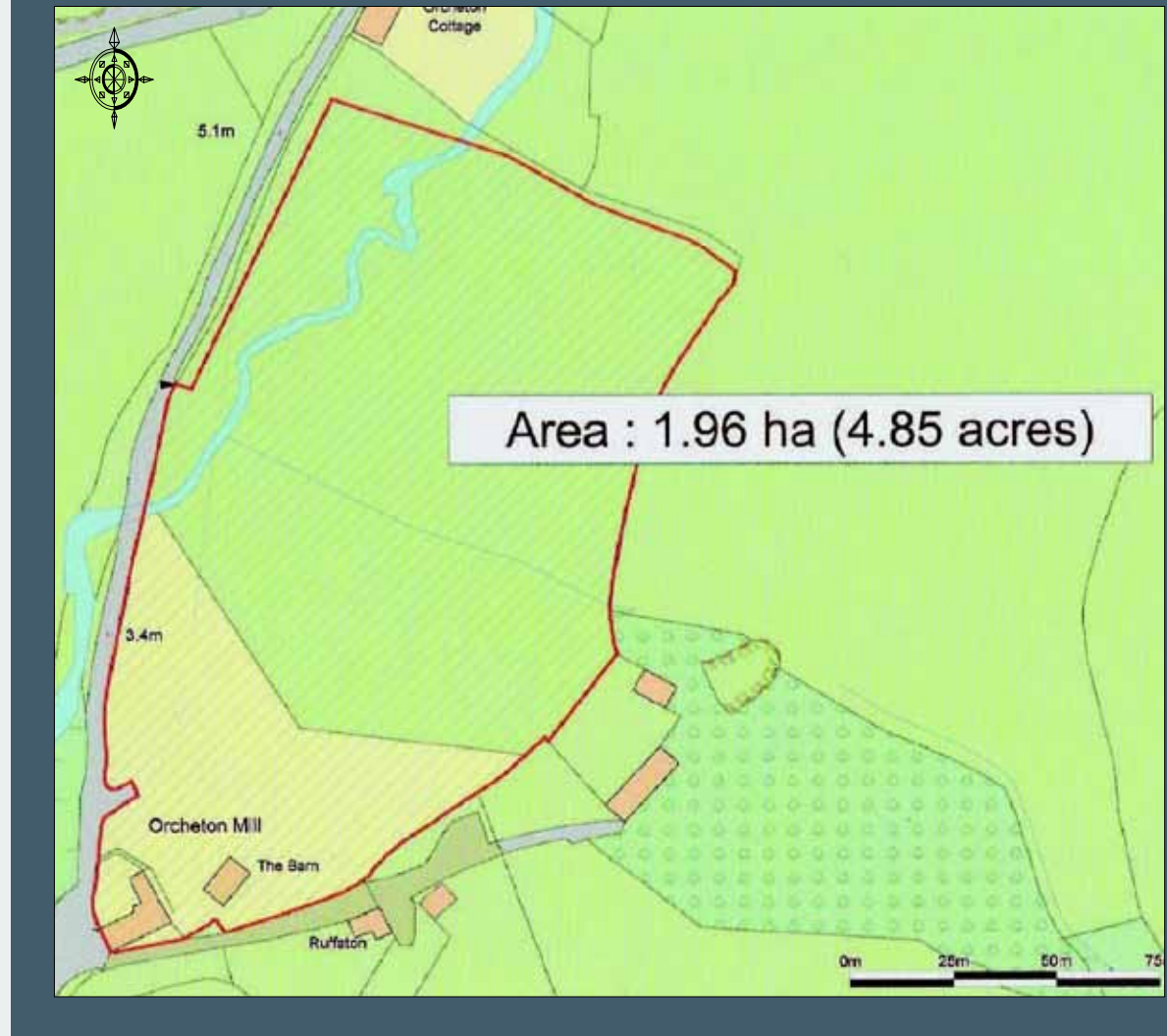
Accommodation and amenities

- Reception hall with cloakroom * Drawing Room * Study * Dining Room * Kitchen / Breakfast Room * Utility
- Master Bedroom Suite * 3 further bedrooms * Family bathroom * 2nd floor attic room
- Double garage and stable / workshop
- Billiards / games room with considerable potential for conversion
- Landscaped gardens with mill pond and orchard meadow paddock with stream
- Grounds extending to 4.85 acres

Viewing: Strictly by appointment with Winkworth.

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SITUATION

Orcheton Mill is situated in the hamlet of Orcheton which lies between the historic town of Modbury and the river Erme in the South Hams. The Erme Valley is an Area Of Outstanding Natural Beauty and a Site of Special Scientific Interest and provides wonderful opportunities for walking and riding along the many foot and bridle paths.

The secluded and little known sandy beach at Wonwell is about 2 miles to the south, while there are other beautiful beaches nearby at Mothecombe, Bantham and Bigbury. The sailing centres at Salcombe and Newton Ferrers are within a short drive, as are a number of golf courses including Bigbury, Dartmouth and Thurlstone.

Everyday amenities can be found in Modbury which has an excellent range of independent shops, a bank, primary school, a supermarket, pubs restaurants and health and veterinary centres.

Communication links are excellent with regular intercity rail services to London Paddington from Plymouth and Totnes whilst the A38 Devon Expressway which can be joined at Ivybridge provides dual carriageway links to the M5 services from Plymouth and ever increasing number of flights to UK and international destinations from Plymouth and Exeter airports.

DESCRIPTION

The house is believed to be about 300 years old and is not listed. Orcheton Mill has a wealth of character and original features, is spacious and is located in a wonderful picturesque setting.

Internally, the accommodation has been finished to a high standard with the recent addition of a character wood burner in the dining room.



On the ground floor there is a **reception hall** with cloakroom which leads to a **study area** and then onto a grand drawing room which has an open fireplace, exposed beams, windows onto the mill itself, tiled floor and is full of character.

The **kitchen / breakfast room** has been fitted with attractive hand-built painted solid wood units with integral appliances. There is also a utility room which has a door leading to a sheltered sun terrace with rose and flower beds.

The **dining room** has an original flagstone floor, open fireplace and a staircase leading to the spacious landing on the first floor.

Off the landing the master bedroom has an ensuite bathroom and terrific rural views. There are **three further bedrooms** which share a family bathroom. Above the master bedroom there is also a second floor attic room which could be converted to provide further accommodation if necessary.

OUTSIDE

A detached stone built double garage with an additional stable/workshop lies away from the house and has a substantial second floor games room which could easily be converted to provide additional accommodation, subject to the necessary consents.

The pretty mill leat is bridged at the front of the house and there is a very attractive mill pond with a grass island and beyond that a meadow paddock with a stream. The grounds extend to approximately 4.85 acres in all with terrific views of the rolling countryside. There is also an orchard with a number of productive apple and pear trees. Around the pond is the recent addition of a wooden summerhouse – an ideal place to appreciate the view.

The front gardens have been laid to lawn with beds and borders filled with a variety of flowering shrubs. To the front of Orchard Mill is a patio and seating area overlooking the stream.

SERVICES

Mains electricity, private drainage and water. Calor gas central heating.

DIRECTIONS

From Modbury take the A379 towards Plymouth. After approximately 1 mile turn left at Gouttsford Bridge signposted to Orchardton. Continue along this lane for another mile passing the entrance to Great Orchardton Farm on your right hand side and Orchardton Cottage on your left. After crossing a small bridge, the entrance to Orchardton Mill will be found on the left hand side.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	37-45
B	81-91	B	32-36
C	69-80	C	27-31
D	55-68	D	22-26
E	39-54	E	17-21
F	21-38	F	12-16
G	1-20	G	7-11

England & Wales

TOTAL APPROX. FLOOR AREA 2511 SQ.FT. (233.3 SQ.M.)

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