

## Gunstone Mill, Gunstone, Crediton, EX17 5HL

Asking Price £685,000

Nestled in the picturesque countryside of Gunstone, this enchanting 18th-century mill conversion seamlessly blends historic charm with modern luxury. Gunstone Mill offers an idyllic rural retreat, boasting expansive living spaces, stunning original features, and beautifully landscaped gardens, all within easy reach of local amenities and transport links.

**Winkworth**

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Gunstone Mill is a stunning four-bedroom property that perfectly encapsulates the essence of rural living. The property is set in a tranquil location, surrounded by rolling countryside, yet conveniently located just a short drive from the charming market town of Crediton.

As you step into the property, a grand entrance hall welcomes you, and the ground floor unveils a series of living spaces, each meticulously crafted to showcase the rich heritage and character of the property. There is a downstairs toilet off the entrance hall. A generously proportioned sitting room offers an inviting open fireplace, while the formal dining room boasts the rustic charm of exposed wooden beams, adding warmth and character to every gathering. A cozy study offers a tranquil retreat for work or relaxation and the bespoke country kitchen stands as the epitome of rustic elegance, featuring an inviting island unit, complemented by the comforting glow of a log-burning stove. A double oven, integrated hob, and charming breakfast area complete this culinary haven, inviting you to indulge in the timeless pleasures of country living.

Upstairs, the master bedroom offers a peaceful escape characterized by its lofty vaulted ceilings, flooding the space with natural light and a sense of openness. This serene retreat features a lavish en-suite bathroom and ample storage, blending luxury with functionality seamlessly. Continuing your journey, you'll find three more spacious double bedrooms, each exuding comfort and charm, the two largest bedrooms both have en-suites and there is also a family bathroom. Adding to the home's allure, a charming gallery overlooks the inviting sitting room below, adding a touch of architectural elegance and providing a cozy spot for relaxation and reflection.

The exterior of the property is equally captivating, featuring extensive landscaped gardens adorned with mature trees, including apple, pear, peach and plum trees, in addition to a diverse array of planting borders and beds. There are also raspberry, blackcurrant and gooseberry bushes. Multiple seating areas are thoughtfully placed to allow you to fully appreciate the serene surroundings. There is also a potting shed, a greenhouse, and a little hut on the island. Adding to the charm, the River Yeo forms the boundary of the property, creating a picturesque wildlife haven where you can enjoy sightings of brown trout, kingfishers, dippers, and otters.

Of particular note is the spacious cellar, which offers tremendous potential for a variety of uses. The current owners use this versatile space for woodworking and storage, but it could easily be adapted for numerous hobbies or work from home businesses.

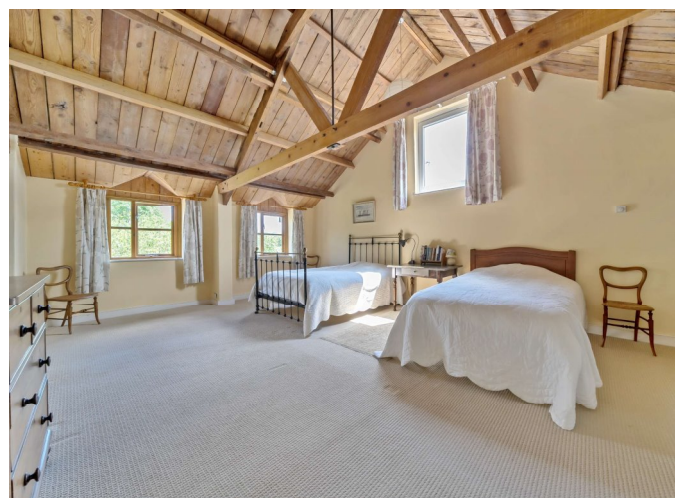
The property boasts an expansive parking area on the north side, offering effortless access to an impressive 40-foot carport. This substantial space not only ensures ample parking for multiple vehicles but also provides versatile options for storage and additional uses.

NOTE: There is a flying freehold at the property.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.





#### AT A GLANCE:

Semi-Detached Mill Conversion

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 3

Gardens: Extensive, with mature landscaping bordered by the river Yeo

Parking: Ample off-road parking and a large carport/open bay barn

Additional Features: Exposed beams, open fireplaces

COUNCIL TAX: Band E

SERVICES: Mains Electric & Water. Private Drainage.

LISTED: No

TENURE: Freehold

#### PROPERTY INFORMATION:

**BROADBAND:** Superfast Fibre Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach May 24.

**MOBILE SIGNAL:** Coverage May Be Limited

**HEATING:** LPG Gas Heating, radiators and underfloor heating, plus two Woodburning Stoves. There is solar-heating for domestic water, Heat-recovery system throughout the living accommodation.

Integral in-house vacuum system

Drainage is a private sewage treatment system. There is an underground 2000 litre rainwater storage tank.

**FLOOD RISK:** High Risk (meaning that this area has a chance of flooding of greater than 3.3% each year).



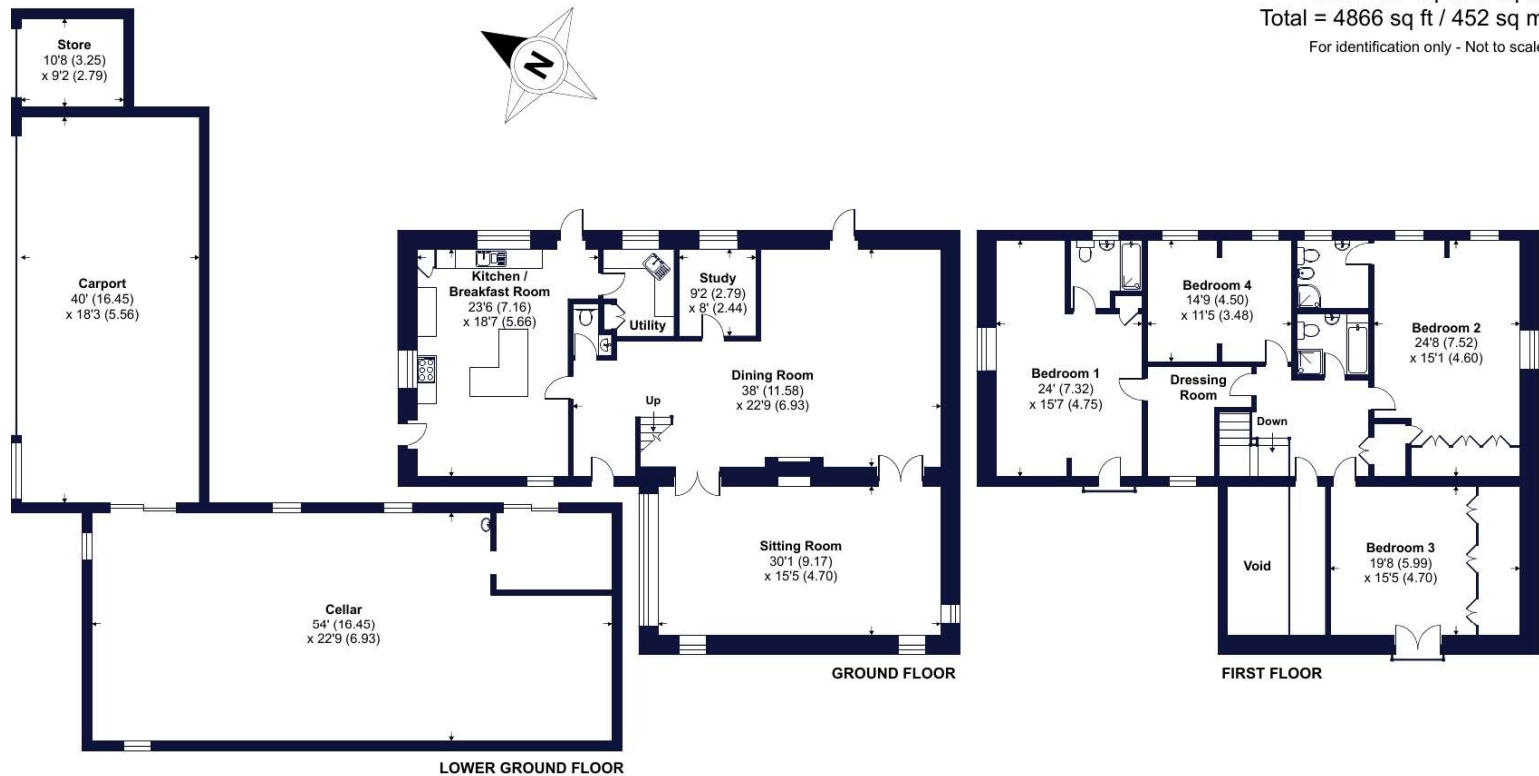
# Gunstone Mill, Gunstone, Crediton, EX17

Approximate Area = 4769 sq ft / 443 sq m (excludes carport & void)

Store = 97 sq ft / 9 sq m

Total = 4866 sq ft / 452 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1138987

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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