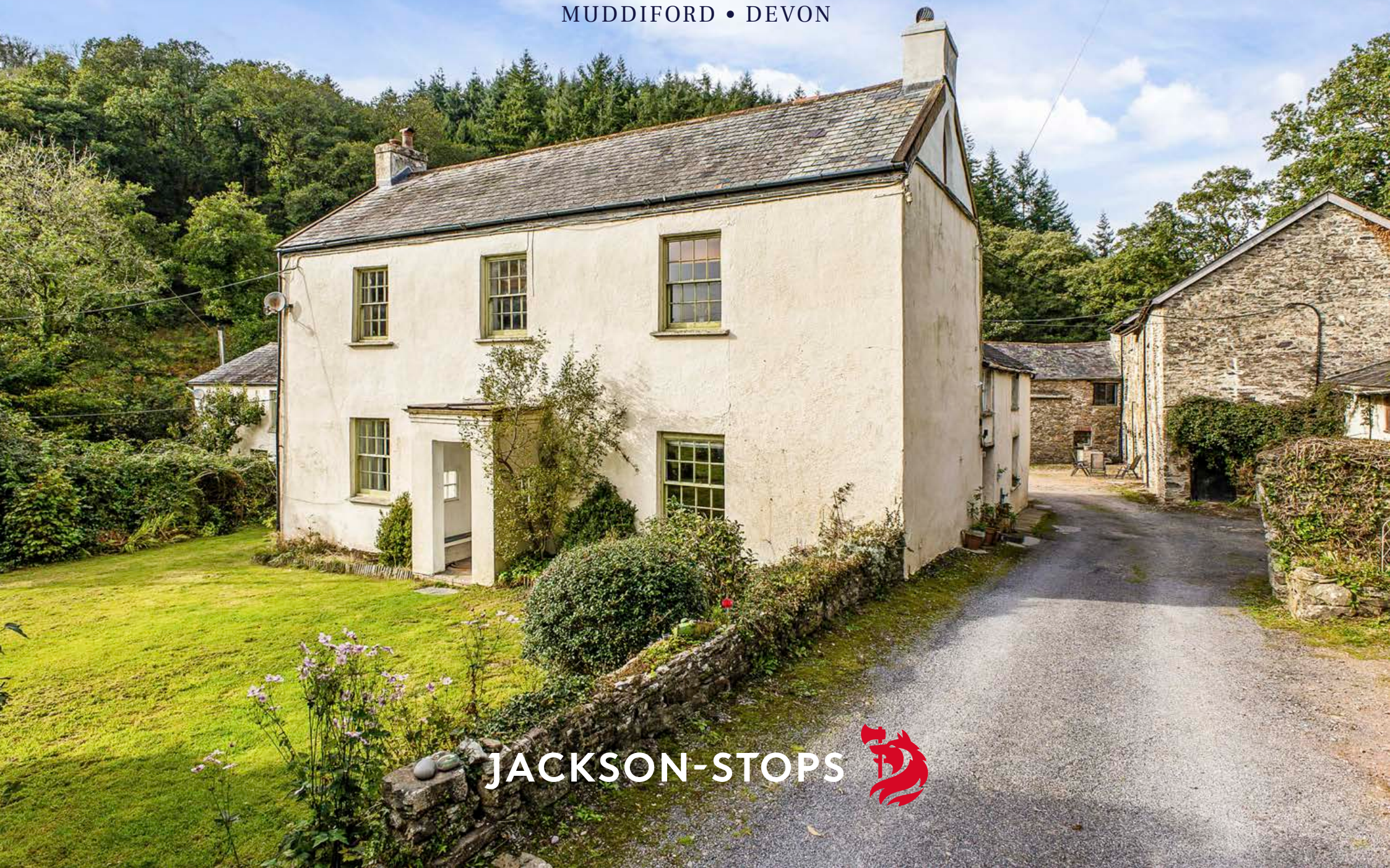


PLAISTOW MILLS

MUDDIFORD • DEVON



JACKSON-STOPS





PLAISTOW MILLS
MUDDIFORD, BARNSTAPLE, DEVON, EX31 4EX

A HIGHLY VERSATILE CHARACTER RESIDENCE,
TOGETHER WITH A FORMER MILL AND VARIOUS
OUTBUILDINGS OFFERING POTENTIAL FOR
VARIOUS COMMERCIAL OPPORTUNITIES, ON THE
EDGE OF THE POPULAR VILLAGE OF MUDDIFORD.



DISTANCES

BARNSTAPLE – 5 MILES

CROYDE / WOOLACOMBE BEACHES
– 9 MILES

EXMOOR NATIONAL PARK – 8 MILES

M5 MOTORWAY – 40 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Highly versatile character residence
- Grade II Listed
- Six bedroom former miller's house
- Two bedroom cottage
- Array of stone outbuildings with tremendous potential
- Former mill building with wheel
- Licensed venue with stage, bar and WCs
- Various commercial opportunities (subject to necessary consents)
- Stream bordered grounds
- About 4.6 acres
- No onward chain

COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road which leads onto the A39 Atlantic Highway. The nearest train station is located at the regional centre of Barnstaple, which connects to Exeter, where there are regular mainline rail services to London (Paddington) in just over 2 hours. Alternatively, Tiverton Parkway Mainline Railway Station is about an hour's drive away, which connects to London and beyond.

LOCATION

The property is located on the outskirts of the village of Muddiford, offering convenient access to the regional centre of Barnstaple, the breath-taking North Devon coastline, and the scenic landscapes of Exmoor National Park.

Muddiford itself is a charming village that benefits from a welcoming public house and a historic church.

Barnstaple, just 5 miles away, provides a wide range of amenities including shopping, dining, leisure facilities, and extensive business and commercial opportunities. The property is also well-placed for access to North Devon District Hospital, situated approximately 3 miles away on the edge of the town.

To the north lies Exmoor National Park, renowned for its rolling moorland, lush pastures, and dramatic wooded valleys carved by rivers and streams that flow toward the spectacular North Devon coastline. The area is ideal for outdoor enthusiasts, with a variety of country pursuits available locally, including walking, shooting, and fishing.

The stunning beaches of Croyde and Woolacombe—famous for their golden sands and world-class surfing—are also within easy reach, both located less than 9 miles from the property.

THE PROPERTY

Plaistow Mills is a highly versatile property offering exceptional potential for both residential and commercial use (subject to the necessary planning consents). Possible opportunities include the creation of a holiday complex, wedding venue, home business, or camping/glamping site.

This Grade II Listed former mill is believed to date back to the 1600s, with a Georgian façade added at a later date. Situated on the outskirts of the popular village of Muddiford, the property enjoys easy access to the town of Barnstaple and the stunning North Devon coastline.

The substantial former miller's house provides spacious accommodation arranged over three floors, plus a cellar. The layout includes two reception rooms, a large family kitchen/dining room, six bedrooms, and a study.

Riverside Cottage, attached to the main house, is a separate and successful holiday let/annexe featuring two bedrooms and an open-plan kitchen/living area. There is also scope to extend the cottage (STP) by converting the adjoining ground-floor storage space and first-floor store/utility room.





Riverside Cottage

To the rear, a courtyard leads to a range of attractive stone and slate outbuildings, including the original mill building, where the historic mill wheel remains in place. This structure offers tremendous flexibility and currently comprises two workshops, two wheel rooms, and toilet facilities on the ground floor. The first floor is used as a party room with a stage and bar, while the third floor provides additional storage.

Next to the mill is a two-storey barn, currently accommodating offices and preparation rooms for the existing trout farm business, which is available by separate negotiation. Further details, including turnover and profit figures, are available from the agents.

To the left of the barn, a range of single-storey former piggeries offers additional storage space.

The entire property extends to approximately 4.6 acres, bordered by the Colam Stream. The grounds include formal gardens, paddocks, and a network of mill leats, offering a picturesque and tranquil setting.

The accommodation, with approximate dimensions is more clearly identified on the accompanying floorplans, comprises:

MILLERS HOUSE

A covered porch leads to:

Entrance Hall Stairs rise to half landing.

Cloakroom Comprising low level WC and wash hand basin.

Sitting Room Window to the front elevation overlooking the gardens. Wood burning stove on a slate hearth with timber mantel over.

Drawing Room Window to the front elevation overlooking the garden. Inglenook fireplace with woodburning stove on a brick hearth.

Rear Lobby Access to the side elevation. Slate flagstone flooring. Access to the cellar. Storage cupboard.

Kitchen/Dining Room A triple aspect room overlooking the rear courtyard with slate flagstone flooring. Inglenook fireplace with two bread ovens (one blocked) with an oil fired Rayburn and space for a cooker. Comprising a range of matching base units with double stainless steel sink set into work surfaces and a further range of cupboards with a marble top. Exposed beams. Secondary staircase rising to the half landing.

Half Landing Stained glass window to the rear elevation. Stairs rise to the first floor landing. Secondary stairs lead down to kitchen/dining room.

Store/Utility Exposed beams. Space for washing machine and tumble dryer. Hidden connecting lockable door leading through to the wardrobe of bedroom 2 in Riverside Cottage.

Bedroom 3 Window to the side elevation. Built-in wardrobes. Exposed beam.

Bathroom Comprising low level WC, tongue and grooved panelled bath, vanity wash hand basin and a shower cubicle. Obscure window to the rear elevation.

Bedroom 4 Window to the side elevation. Exposed beam. Built-in wardrobe.

First Floor Landing Stairs rise to the second floor.

Bedroom 1 A dual aspect room with the storage cupboards to either side of the chimney breast.

Study Window to the front elevation overlooking the gardens. Built-in wardrobes.

Bedroom 2 Window to the front elevation overlooking the garden.

Second Floor Landing

Bedroom 5 Vaulted ceiling. Window to the side elevation.

Bedroom 6 Vaulted ceiling. Window to the side elevation.

RIVERSIDE COTTAGE

From the rear courtyard a door gives access to:

Garden Room Windows overlooking the courtyard and stream. Access to the gardens and adjacent timber decking.

Bedroom 1 French doors lead to the rear garden.

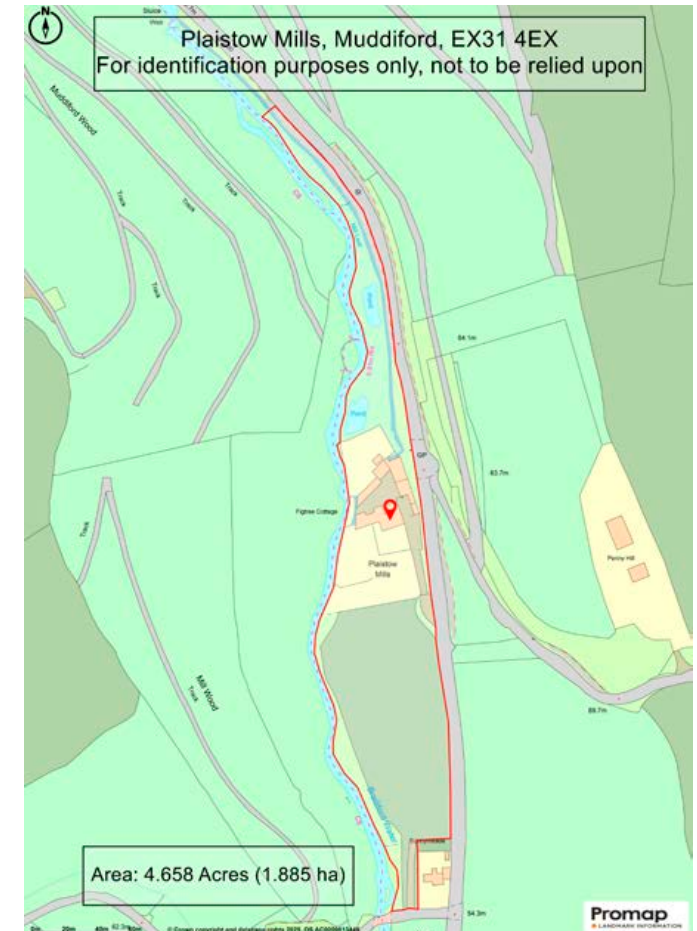
First Floor Landing Exposed floorboards. Hatch access to loft space.

Open Plan Sitting/Dining Room/Kitchen A dual aspect room with windows overlooking the garden and stream. Exposed floorboards. Wood burning stove.

Kitchen Comprising a range of matching wall and base units with a stainless steel sink set into roll top work surfaces, and a range of integrated appliances including fridge, dishwasher, cooker, hob, extractor and a microwave.

Shower Room Comprising low level WC, vanity wash hand basin and a double shower cubicle. Window to the rear elevation.

Bedroom 2 A dual aspect room overlooking the gardens. Exposed floorboards. Wardrobe (interconnecting lockable door to Store/Utility).





THE GARDENS & GROUNDS

The property is accessed via a five-bar gate leading onto a driveway that runs alongside the Millers House and down to the rear courtyard. Along the way, it passes a timber outbuilding on the right, which houses the oil tank and a double hay store/stable, also home to the backup generator. Additional storage space is available above.

The mill building is substantial and comprises a range of spaces including workshops, the original wheel room, male and female WCs, extensive storage areas, and a bar/party room complete with a stage. This area has previously been used as an events venue and offers excellent flexibility.

Attached to the mill is a two-storey barn, which could be repurposed as a garage thanks to its double-height interior and doors at both ends. It currently contains three preparation rooms, previously used in connection with the trout farm business, with stairs leading to a mezzanine storage area above.

Adjacent to this are a number of former piggeries, now used for general storage. It is understood that all of these buildings could be suitable for a variety of alternative uses, subject to the necessary planning and listed building consents.

To the rear of Riverside Cottage, there is a private garden area featuring a raised deck overlooking the stream. Beyond the piggeries are further garden spaces, incorporating a series of over- and under-leats, all bordering the tranquil Colam Stream.

To the front of the Millers House, formal gardens are mainly laid to lawn and include a children's play area, a productive kitchen garden, and a greenhouse. Beyond this lies a generous, level paddock also bordered by the Colam Stream. This paddock benefits from separate road access, as well as electricity and water connections, making it ideal for additional parking or potential use as a camping area (subject to the necessary consents).

In total, the whole amounts to around 4.6 acres.



PLAISTOW MILLS MUDDIFORD, BARNSTAPLE, DEVON, EX31 4EX

APPROXIMATE AREA = 4518 SQ FT / 419.7 SQ M

LIMITED USE AREA(S) = 290 SQ FT / 26.9 SQ M

COTTAGE = 1406 SQ FT / 130.6 SQ M

OUTBUILDINGS = 5298 SQ FT / 492.1 SQ M

TOTAL = 11512 SQ FT / 1069.4 SQ M

PROPERTY INFORMATION

Services: Mains electricity. Private water (borehole). Oil fired central heating for the house. LPG heating for Riverside Cottage. Private drainage. Back-up generator.

Local Authority: North Devon District Council – 01271 327711.

Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as curtains, light fittings, mirrors, garden ornaments etc are specifically excluded, but may be available by separate negotiation.

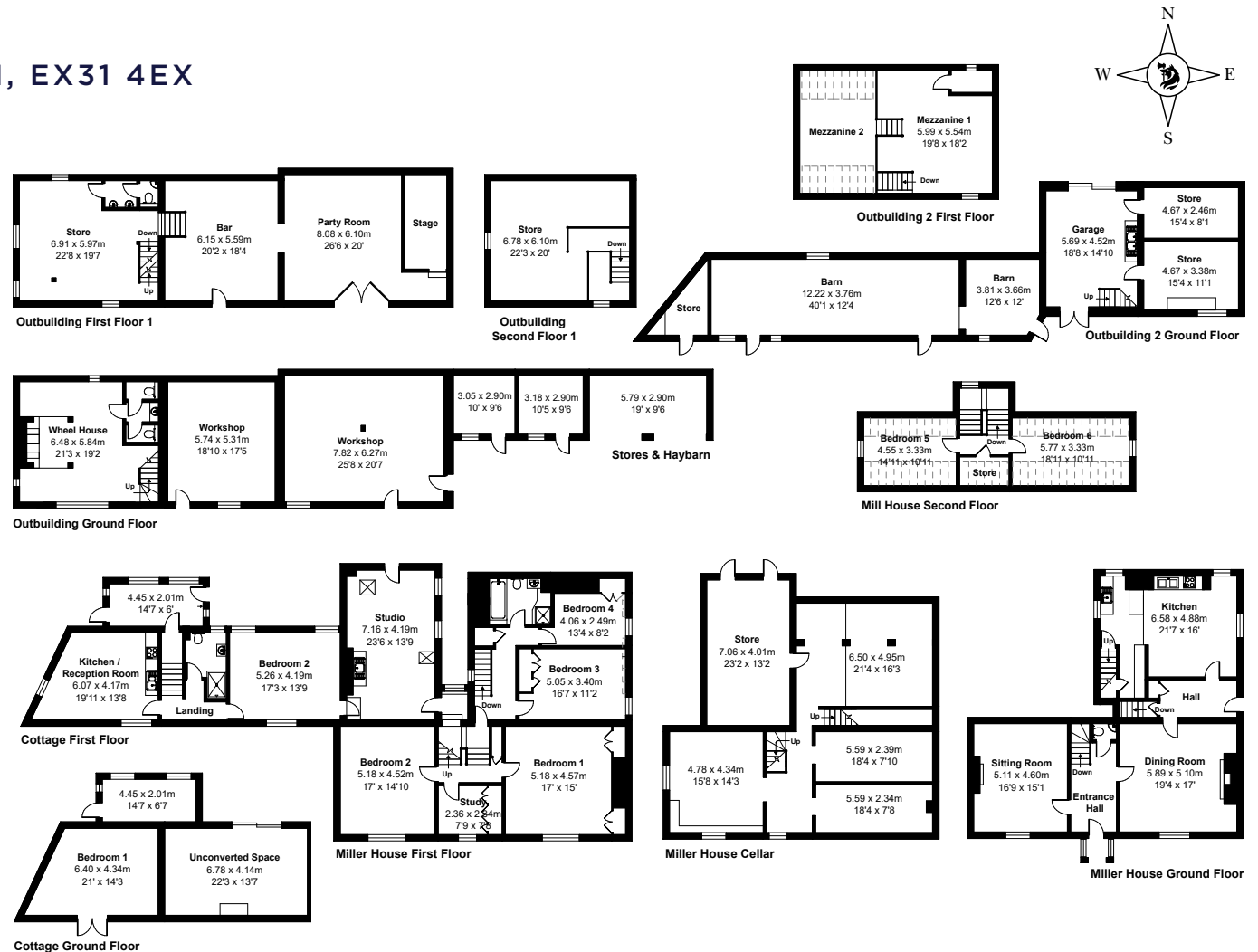
EPC Rating: Exempt

What3Words: /// Scary.Themes.Taped

Directions: From Barnstaple, follow signs for the A39 towards Lynton until reaching the roundabout at North Devon District Hospital. Continue straight across, and after a short distance take the left hand turning signposted towards Muddiford on the B3230. Follow this road for about two miles until you see the property on your left-hand side with nameplate clearly displayed.

Viewing: By appointment with Jackson-Stops, North Devon 01271 325 153.

For sale by private treaty with vacant possession upon completion.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

NORTH DEVON

01271 325153

northdevon@jackson-stops.co.uk
jackson-stops.co.uk

MAYFAIR OFFICE

020 7664 6644

66 Grosvenor Street
London, W1K 3JL

OnTheMarket.com

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