

**Manor Mill Mill Head, Tiverton, Devon EX16 9LP**
**£495,000**

Welden Edwards
*Supporting your every move*

***Grade II Listed***

***Step into a world where heritage meets contemporary living in this exceptional three-bedroom property, beautifully integrated with the preserved workings of a traditional water mill. Set in a peaceful rural location, this home offers character, space, and a truly one-of-a-kind lifestyle.***







**Description**
Lower Ground Floor The heart of the home is a spacious, well-appointed kitchen featuring a central island, extensive wall and base units, and a seamless flow into the impressive dining room. Here, the exposed inner workings of the original water mill create a dramatic and unforgettable focal point. A practical utility area offers additional worktop space and plumbing for laundry appliances, while a rear shower room adds convenience. A door from the utility leads directly to the lush rear garden.

Ground Floor Enter through the welcoming hall, where the original mill stones take centre stage—a striking reminder of the property's rich history. This level also includes a generous double bedroom and a cosy lounge complete with a fireplace and ample storage.

First Floor Upstairs, two further double bedrooms await. The principal bedroom boasts an ensuite, walk-in wardrobe, and spacious dressing area, while the second bedroom also features its own dressing space. A family bathroom with bath, WC, and hand basin completes the accommodation.

Outside The rear garden is a tranquil haven, with a manicured lawn, serene pond, and a charming summer house —perfect for relaxing or entertaining. The crowning glory is the preserved water wheel, a stunning feature that anchors the property's historical significance and adds timeless appeal.

This is more than a home—it's a living piece of history, thoughtfully restored and ready to welcome its next chapter.

**Council Tax, Services & Tenure**
Freehold
Council Tax Band - D
Mains Electric, Water & Drainage
Oil Heating
Ofcom Mobile Signal - O2 Limited, Three Vodafone & EE - Likely
Ofcom Broadband Speeds - Superfast 76 Mbps

**Bampton**
Manor Mill is situated in a very convenient location, just a short walk from many local amenities within the centre of Bampton. The small Town offers many independent shops including a bakery, a greengrocer, grocery store, butcher, local pubs and restaurants as well as a doctors surgery and primary school. Approximately 7 miles south of Bampton, Tiverton offers a wider range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

**Sales Enquiries**
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

**Disclaimer**
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.













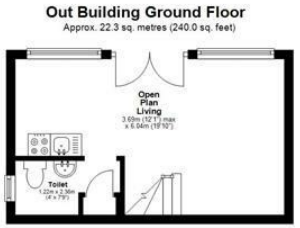










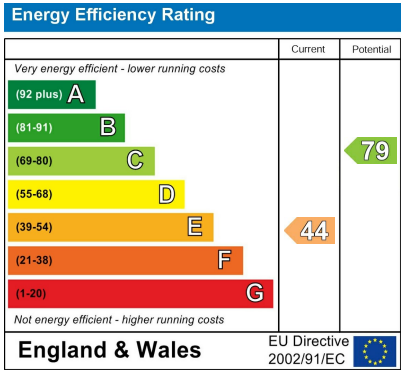


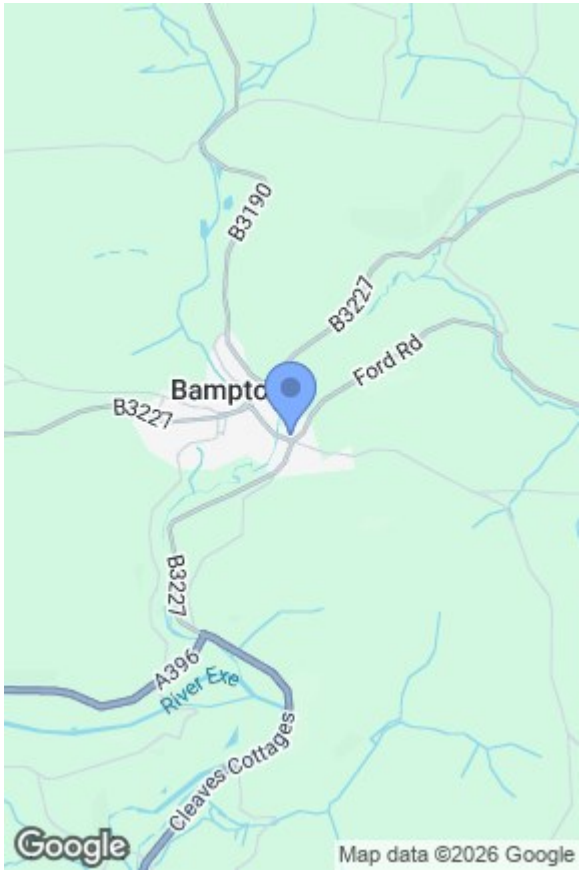




Total area: approx. 229.4 sq. metres (2469.6 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.




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