



Old Mill House,
Weirmarsh Fisheries, Brightly, Umberleigh

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Old Mill House, Brightly & Weirmarsh Fisheries, Brightly, Umberleigh EX37 9DB

A charming period cottage in a beautiful, idyllic setting with arguably the best beats on the River Taw

South Molton town centre 7.8 miles, Barnstaple 8.8 miles, M5 (Jct 27) 32 miles, Exeter 33 miles, Exeter Airport 45 miles

Sitting room | Family room | Kitchen | Utility
Boot room | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | 2 Shower rooms | Garden | EPC rating TBC | 2.5 miles of double bank fishing with 28 named pools | EPC rating E

The property

Old Mill House is a delightful stone cottage offering three bedrooms and plenty of period character, arranged over two light-filled floors. The accommodation includes a triple aspect sitting room with tiled flooring and an impressive stone-built fireplace, which is fitted with a woodburning stove. There is also a comfortable family room, which could be used as a bedroom if required. The ground floor has a utility room for storage and appliances, while the kitchen is located on the first floor, with its fitted units to base and wall level and integrated oven and hob. There is also space for large family dining table.

The two bedrooms are split between the ground and first floors. The principal bedroom is located downstairs and benefits from an en suite shower room. Upstairs, the second bedroom has built-in wardrobes and access to the family bathroom and shower room. There is an additional shower room on the ground level.

The fishing

Three of the best beats on the River Taw and arguably in Devon with 2 ½ miles of double bank

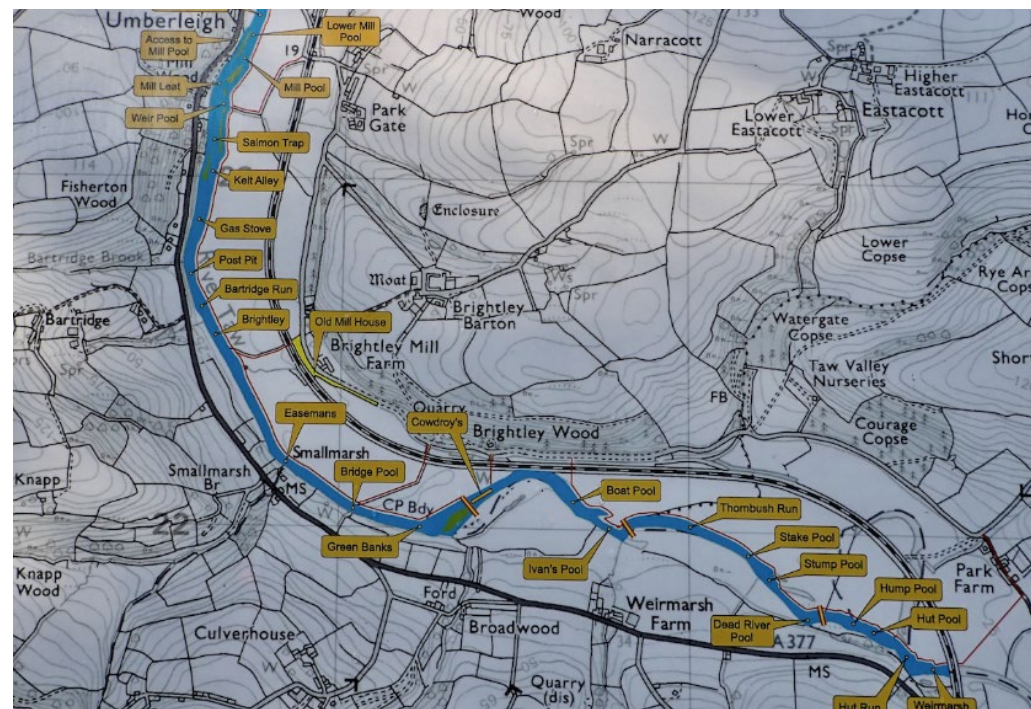
fishing for Salmon, Sea Trout and Brown Trout, the latter up to 4lbs. The 10 year average is 19 Salmon and 17 Sea Trout. Recording for Brown Trout over the past 4 years is an average of 20 per annum. The beats offer a beautiful setting with easy wading. Healthy river indicated by the presence of Shad up to 3lbs (a protected fish species associated with clean rivers), a population of Beavers and Kingfishers. In total there are 28 named pools.

Outside

The property is set in a secluded position surrounded by woodland. The garden at the front and rear has areas of lawn, border shrubs and hedgerows, while at the rear there is a southeast-facing patio which is ideal for al fresco dining. There are also beautiful meadows and peaceful shaded areas, as well as access to the River Taw, which is the perfect setting for fly fishing. Parking is available on a gravel driveway at the front of the house, with space for several vehicles.

Location

Old Mill House is set in a secluded rural position, close to the village of Umberleigh and within easy reach of the charming town of South Molton and the large North Devon town of Barnstaple. Umberleigh has a pub and a primary school, while there's a post office in nearby Atherington. South Molton has several everyday amenities, including a selection of shops, supermarkets and schooling, including a secondary school. A further range of shops and larger supermarkets, as well as leisure facilities, can be found in Barnstaple. The independent West Buckland School is also found in Barnstaple. By road, the A377 provides access towards Barnstaple and southeast, towards the vibrant city of Exeter, while the beautiful North Devon coast, with its pretty towns and breath-taking beaches, is also within easy reach.





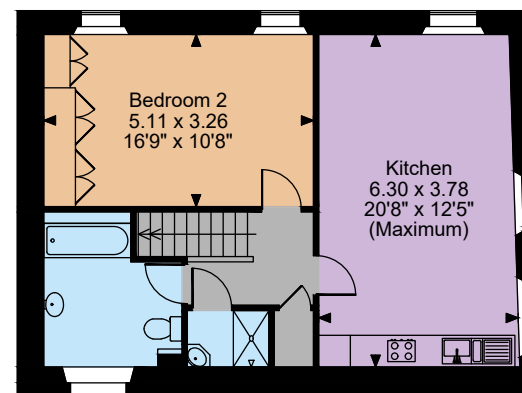
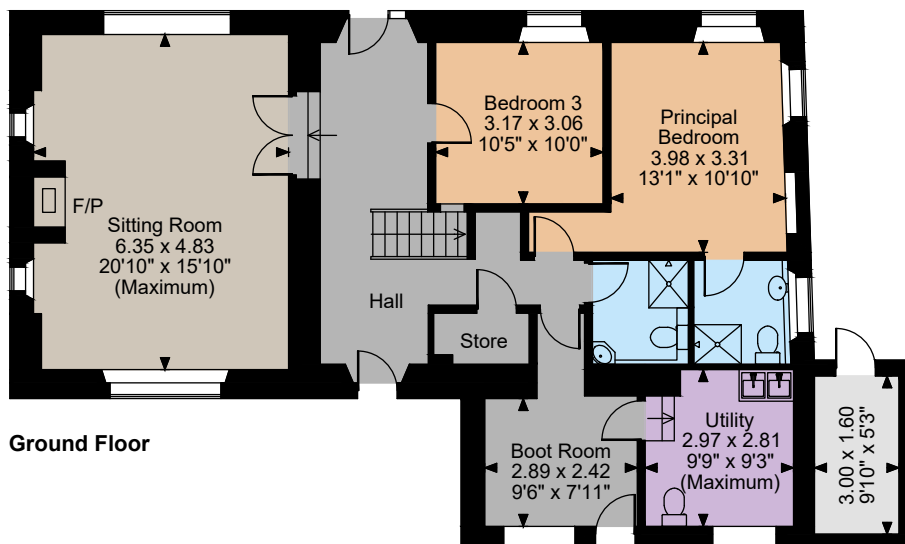
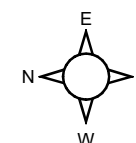








Floorplans
Main House internal area 1,743 sq ft (162 sq m)
Outbuilding internal area 52 sq ft (5 sq m)
Total internal area 1,795 sq ft (167 sq m)



First Floor

Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8598400/DBN

Directions

From Exeter, take the A377 northwest and continue for 20 miles before turning right onto the B3227 in Umlerleigh opposite The Rising Sun Hotel. Turn right after crossing the river and continue for 0.9 miles, after which you will find the property on the right.

What3Words///fuses.subway.first brings you to the property's driveway.

General

Local Authority: North Devon District Council

Services: Mains electricity. Private water and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band E

Mobile and broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £600,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

