

North Mill Farm  
Membury, Devon



Strutt  
& Parker

Land and property. Since 1885.



**2,395 sq ft (222 sq m) | Freehold**  
**3 reception rooms | 5 bedrooms | 2 bathrooms**  
**2,580 sq ft outbuilding offering development potential**  
**Approximately 10.5 acres | Fishing rights**

**Guide price £1,100,000**

**A charming Grade II listed farmhouse and substantial outbuilding, set within an idyllic rural position, offering approximately 10.5 acres, fishing rights and far-reaching countryside views.**

North Mill Farm is a beautiful traditional farmhouse, characterised by its classic thatched roof, exposed stone elevations, deep-set windows and original beams. The property dates to the early 17th century, as evidenced by an inscribed stone on one of the inglenook fireplace pillars bearing the date 1624. The farmhouse has been extensively renovated and sensitively modernised throughout to offer generous accommodation while retaining its period charm.

#### **The property**

The ground floor accommodation flows from a welcoming entrance hall into a well-proportioned dining room centred around a striking inglenook fireplace. Adjacent is a generous sitting room with a further impressive inglenook fireplace and double doors that open onto the rear terrace. The beautifully appointed kitchen combines contemporary convenience with period character, featuring exposed brickwork and beams, natural stone flooring and bespoke cabinetry. An adjoining utility room provides additional practicality, while the kitchen opens into a breakfast area with skylights overhead allowing for plenty of natural light and garden access. A cloakroom completes the ground floor accommodation.

The first floor offers five well-appointed bedrooms, with one benefitting from an en suite shower room. A generous family bathroom with roll top bath and a separate shower unit also serves this floor.

The 2,580 sq ft former mill offers outstanding potential for conversion, subject to the necessary consents. Currently comprising seven rooms together with a mezzanine level and galleried area, it could create a superb annexe, guest accommodation or workspace, ideal for multi-generational living or a range of lifestyle pursuits. Adjoining this building is a range of further outbuildings comprising a former shippoon and a 3-car garage to the rear.

Set within approximately 10.5 acres of grounds and surrounded by rolling countryside, the property enjoys a wonderfully private and picturesque setting. A private driveway leads to a spacious courtyard, providing ample parking and turning space, while the enclosed front garden is framed by low stone walls and mature planting. The grounds extend predominantly to the south and feature a substantial flagstone terrace and orchard, creating an idyllic space for outdoor dining and entertaining.

Beyond the garden, a small gate opens onto the meadows, which have been recently enriched with a variety of newly planted trees alongside numerous mature native specimens. Additional features include a natural pond and fishing rights on the River Yarty, further enhancing the property's unique appeal.

## Location

North Mill Farm is set in a peaceful rural position near the village of Membury, within the East Devon Area of Outstanding Natural Beauty, an unspoilt landscape of rolling countryside, wooded valleys and nearby coastline. The property enjoys a private setting yet remains conveniently placed for amenities in Axminster, which offers independent shops, supermarkets, cafés and a mainline railway station. The surrounding area is particularly well served by charming towns and villages, including Chard, Honiton and Lyme Regis, the latter renowned for its historic harbour, beaches and the Jurassic Coast World Heritage Site. The region provides excellent schooling, with outstanding state provision at Colyton Grammar School and respected independent options such as Blundell's School.

Transport links are strong for a rural location, with the A35 providing access along the coast and connecting to the A303 and M5 motorway. Axminster station offers direct rail services to London Waterloo, making the area accessible for commuters while retaining its tranquil countryside character.

Postcode region: EX13

## General

Local Authority: East Devon Council

Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations.

Council Tax: Band G

EPC Rating: TBC

Right of Way: A public footpath crosses part of the property's boundary. Further information is available from the vendors agent.

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



North Mill Farm Membury, Axminster

Main House internal floor area 2,395 sq ft (222 sq m)

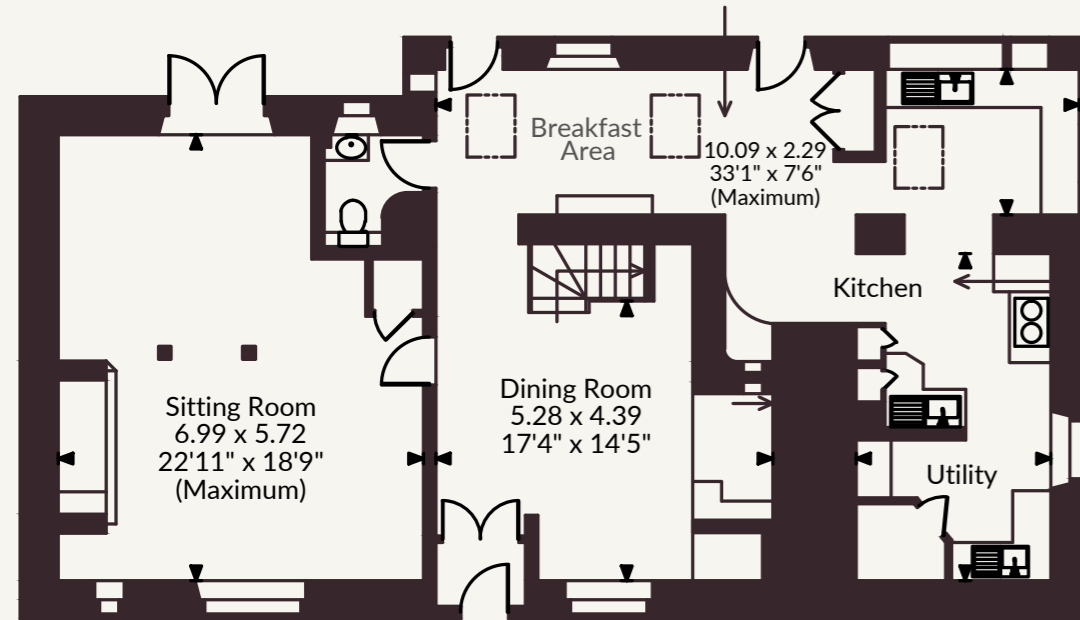
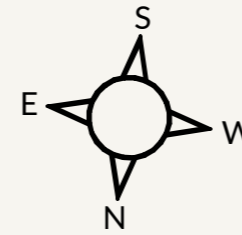
Outbuilding internal area 2,580 sq ft (240 sq m)

Total internal area 4,975 sq ft (462 sq m)

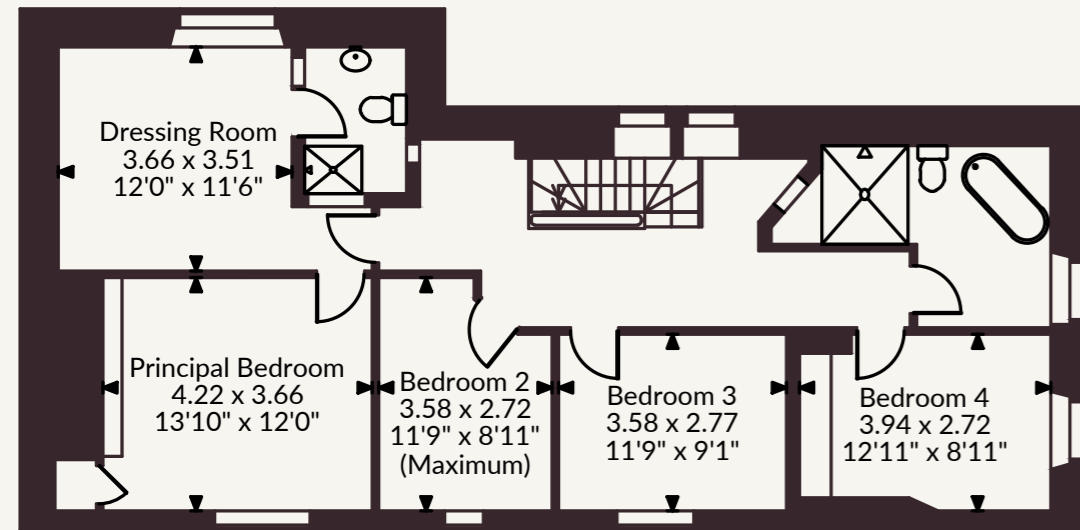
Strutt & Parker Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631 | exeter@struttandparker.com

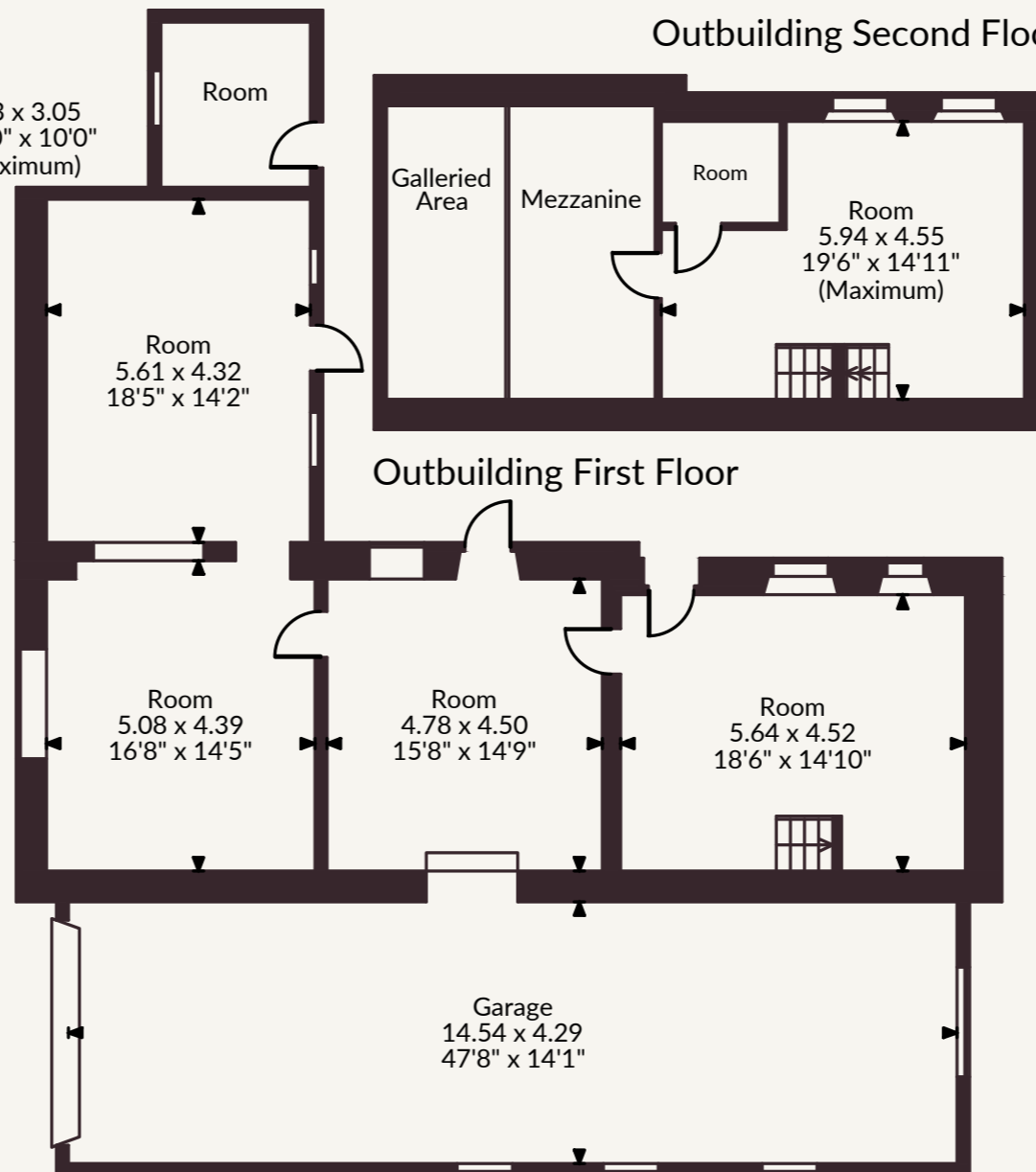


Ground Floor



First Floor

5.13 x 3.05  
16'10" x 10'0"  
(Maximum)



Outbuilding Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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@struttandparker struttandparker.com

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