



mansbridgebalment

OKEHAMPTON

O.I.E.O £800,000



# The old mill I

Mill Road, Okehampton, EX20 1PR

A Grade II listed historic landmark building  
converted in the mid 1980's.

6 Individual Apartments

Water Wheel and Leat

Riparian Rights to Flat 1

Hydropower Installation

Lovely Gardens

O.I.E.O £800,000



Unit 17 Charter Place,  
Red Lion Yard,  
Okehampton,  
Devon,  
EX20 1HN

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)

## SITUATION

This fine historic building is situated within walking distance of the town centre and amenities.

Okehampton on the northern tip of Dartmoor benefits from a variety of independent shops, well known supermarkets, public houses and restaurants.

There is primary and secondary education and the towns sports facilities include, leisure centre, football, rugby, cricket and golf clubs. Easy access to the A30 trunk road finds the cathedral city of Exeter 22 miles to the east and also provides a link to the M5 motorway.

## DESCRIPTION

Dating from circa 1850 this Grade II listed historic landmark building was converted in the mid 1980's and now comprises six very individual apartments with an investment return of approximately 4.5% gross on rental.

The building has it's own water-wheel and leat, the source of which is the East Ockment River at Fatherford. The working water-wheel with it's attractive internal mechanism is owned by flat 1, as are the riparian rights to the leat into Dartmoor and the E.A licence for water flow.

Fully double glazed and carpets fitted throughout the building in good condition

Many character features remain in this unique building which offers a truly rare opportunity to any prospective purchaser. Viewing is essential to appreciate the property's character.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:



## FLAT 1

Pitched canopy solid timber door with double glazed window leads to:

### OPEN PLAN KITCHEN/LIVING ROOM

36' 10" x 17' 11" (11.23m x 5.48m)

2 windows to front; bespoke kitchen with range of wall and floor units under slate work surface; inset one and a half bowl stainless steel sink and drainer; built-in electric oven with gas hob and hood over; appliance space and plumbing for dishwasher; integral fridge.

### LOUNGE

With open access to mill wheel mechanism; original exposed timbers and character features; mains gas fire; 4 radiators.

### DINING AREA

From kitchen, door to:

### SHOWER ROOM

7' 6" x 5' 9" (2.31m x 1.76m)

Rectangular shower tray and enclosure; fully tiled with mains shower attachment; low level w.c; pedestal wash hand basin; extractor fan; shaver socket; radiator.

From the lounge there is open access to:

### INNER HALLWAY

Fitted shelves; heated towel rail; doors to:

### BEDROOM ONE

18' 1" x 8' 2" (5.53m x 2.51m)

Dual aspect; French doors to garden courtyard; fitted shelving; radiator.

### BEDROOM TWO

13' 8" x 11' 0" (4.17m x 3.37m)

Window to side overlooking water garden; mirror fronted fitted wardrobes; radiator.

### BATHROOM

9' 4" x 5' 11" (2.87m x 1.82m)

Edwardian style claw foot bath with shower attachment over; low level w.c; wash hand basin with vanity cupboard and mirror; part tiled walls; extractor fan; radiator; heated towel rail.

### BEDROOM THREE

12' 8" x 11' 7" (3.88m x 3.55m)

Window to side; fitted wardrobe; radiator; 2 wall light points.

### OUTSIDE

Front steps from Mill Road lead to walkway with flower borders to main entrance door.

### REAR

Covered parking with easy access and adjoining:

### WORKSHOP/UTILITY

15' 3" x 13' 1" (max)" (4.65m x 3.99m)

Work surface with inset bowl and mixer tap; appliance space and plumbing for automatic washing machine and tumble dryer; extensive shelving; access door to outside.

Water powered turbine for generation of up to 2 KW electricity (below carport floor)

### OUTGOINGS

We understand this property is in band ' B ' for Council Tax purposes. EPC Rating 60 Band D



## FLAT 2

Approached via communal door with solid entrance door to:

### KITCHEN/LIVING ROOM

21' 11" x 13' 4" (6.69m x 4.07m)

Dual aspect; range of modern floor and wall units under roll topped work surface; inset one and a half bowl stainless steel sink and drainer; inset electric oven; hob with hood over; wall mounted electric heaters.

Inner hall with hooks for cloaks and doors to:

### WET ROOM

7' 4" x 4' 5" (2.24m x 1.35m)

Fully tiled with mains shower attachment; wash hand basin; low level w.c.; downlights; extractor fan.

### BEDROOM TWO

10' 11" x 8' 5" (3.35m x 2.57m)

Window to side; airing cupboard housing hot water system; appliance space and plumbing for automatic washing machine; slim line electric wall heater.

### BEDROOM ONE

11' 0" x 9' 7" (3.37m x 2.93m)

Window to side.

### OUTGOINGS

We understand this property is in band ' A ' for Council Tax purposes.

*EPC Rating 56 Band D*



Flat 2 Living Area



Flat 2 Kitchen



Flat 4 Kitchen



Flat 4 Living



Flat 3 Kitchen Area

## FLAT 3

Access from communal entrance and solid entrance door leading to:

### ENTRANCE LOBBY

With open entrance to:

### OPEN PLAN KITCHEN/LIVING ROOM

27' 5" x 18' 1" (8.38m x 5.52m)

Dual aspect with secondary glazing; extensive range of floor mounted units under roll topped work surfaces; one and a half bowl stainless steel sink unit and drainer; fitted electric oven with hob and extractor hood over; appliance space and plumbing for automatic washing machine; appliance space for tumble dryer; appliance space for fridge; appliance space for freezer.

### BEDROOM TWO

15' 2" x 6' 6" (4.63m x 2.00m) Window to side; radiator.

*OUTGOING* We understand this property is in band ' B ' for Council Tax purposes.

*EPC Rating 65 Band D*

### BEDROOM ONE

13' 5" x 12' 7 (max)" (4.10m x 3.84m) L shaped; window to front; radiator.

### BATHROOM

7' 8" x 6' 3" (2.35m x 1.93m)

Panelled bath with mains shower attachment and screen; low level w.c; wash hand basin with vanity cupboard under; part tiled walls; airing cupboard housing mains gas boiler; extractor fan; radiator; shaver socket.

## FLAT 4

Part glazed entrance door to:

### HALLWAY

With hatch to extensive loft space presently used for storage; doors to:

### OPEN PLAN LIVING ROOM

17' 10" x 14' 6" (5.44m x 4.42m)

Windows to front; 2 radiators; feature marble fireplace.; electric fire.

### KITCHENETTE

Range of wall and floor units under roll topped work surfaces; one and a half bowl stainless steel sink with drainer; tiled splashbacks; newly fitted electric oven with gas hob and hood over; appliance space and plumbing for dishwasher; appliance space for upright fridge/freezer.

### BATHROOM

6' 4" x 5' 7" (1.95m x 1.71m)

Panelled bath with shower attachment over; fully tiled walls; low level w.c.; pedestal wash hand basin; tiled flooring; heated towel rail; vanity light and shaver socket; extractor fan.

### BEDROOM TWO

14' 6" x 12' 4" (4.42m x 3.77m)

L shaped; dual aspect; adjoining cloakroom; Belfast sink unit; new gas boiler; radiator; plumbing for washing machine below worktop.

*OUTGOINGS* We understand this property is in band ' A ' for Council Tax purposes.

*EPC Rating 61 Band D*

### BEDROOM THREE

11' 7" x 9' 1" (3.55m x 2.77m)

Window to side; fitted wardrobes; radiator.

### BEDROOM ONE

14' 5" x 10' 8" (4.40m x 3.27m)

Window to side; fitted wardrobes; radiator.

## FLAT 5

Access from communal entrance and solid entrance door leading to:

### SITTING ROOM

18' 6" x 15' 3" (5.64m x 4.66m)

Window to rear; radiator; mains gas fire; open entrance to:

### KITCHENETTE

Window to rear; range of floor units under roll topped work surfaces; gas hob; eye level electric oven; fitted microwave; one and half bowl stainless steel sink and drainer; appliance space for upright fridge/freezer.

### BATHROOM

7' 0" x 5' 2" (2.15m x 1.59m)

Obscure window to rear; rectangular shower tray and enclosure; mains shower attachment; low level w.c; pedestal wash hand basin; heated towel rail; cupboard space.

### BEDROOM TWO

12' 2" x 9' 2" (3.73m x 2.81m)

Window to side; fitted wardrobes; radiator.

### BEDROOM ONE

10' 0" x 5' 6" (3.05m x 1.70m)

Window to rear; radiator.

Staircase to:

### MEZZANINE BEDROOM

24' 3" x 11' 4" (7.41m x 3.46m)

With solid oak balustrading; skylight.

### SHOWER ROOM

11' 2" x 8' 4" (3.42m x 2.55m)

Pedestal wash hand basin; low level w.c; rectangular shower tray and enclosure; mains shower attachment; door to eaves storage; appliance space and plumbing for automatic washing machine; appliance space for tumble dryer.

### OUTGOINGS

We understand this property is in band ' A ' for Council Tax purposes.

*EPC Rating 65 Band D*



## FLAT 6



Accessed from communal entrance and solid entrance door leading to lobby entrance with radiator and 3 steps up to:

### HALLWAY

Cloak and shoe cupboard; doors to:

### BATHROOM

8' 9" x 7' 3" (2.69m x 2.21m)

Panelled bath with shower attachment; part tiled walls; pedestal wash hand basin; low level w.c.; airing cupboard housing mains gas boiler; heated towel rail; extractor fan; vanity wall light.

### KITCHEN

14' 7" x 8' 5" (4.45m x 2.59m)

Window to front; range of wall and floor units under roll topped work surfaces; one and a half bowl stainless steel sink and drainer with splashbacks; inset double oven; gas hob with hood over; appliance space and plumbing for automatic washing machine; appliance space for upright fridge/freezer; radiator.



### BEDROOM THREE

8' 9" x 8' 7" (2.69m x 2.64m)

Window to front; radiator.

### LOUNGE

20' 5" x 18' 0" (6.24m x 5.50m)

Dual aspect; 3 radiators.

Returning to lobby entrance and stairs to first floor landing with eaves storage; radiator; doors to:

### BEDROOM TWO

18' 1" x 10' 8" (5.53m x 3.26m)

Window to front; walk-in wardrobe; access to eaves storage; radiator.

### SHOWER ROOM

Fully tiled shower cubicle with mains shower attachment over; pedestal wash hand basin; low level w.c; skylight extractor fan; vanity light; shaver light and socket; appliance space for tumble dryer.



### BEDROOM ONE

13' 5" x 11' 3" (4.10m x 3.44m)

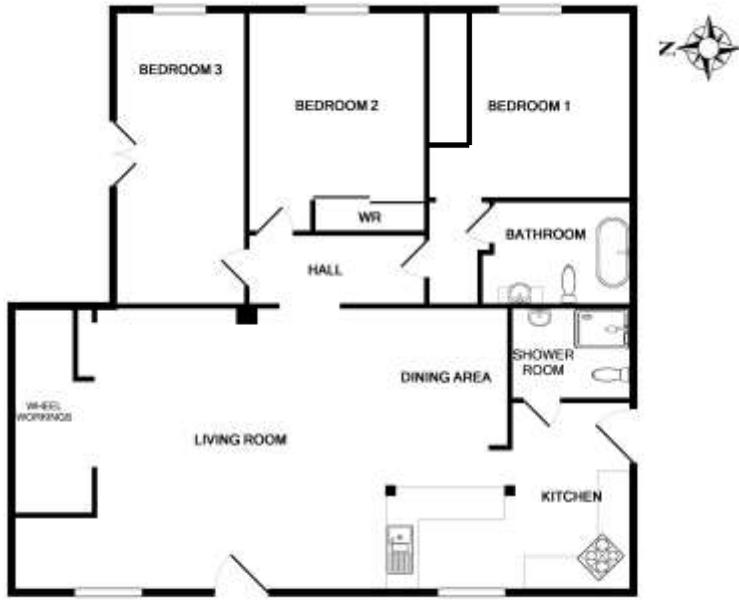
Window to side; built-in wardrobe; 2 radiators.

### OUTGOINGS

We understand this property is in band ' B ' for Council Tax purposes.

*EPC Rating 64 Band D*

FLAT 1



TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

Prepared by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn to scale. Made with Metropix 2018.

FLAT 2



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn to scale. Made with Metropix 2018.

FLAT 4



TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

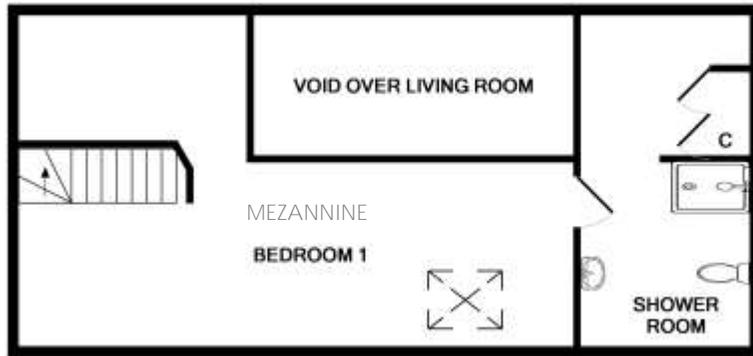
Prepared by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn to scale. Made with Metropix 2018.



GROUND FLOOR  
APPROX. FLOOR  
AREA 552 SQ.FT.  
(51.3 SQ.M.)

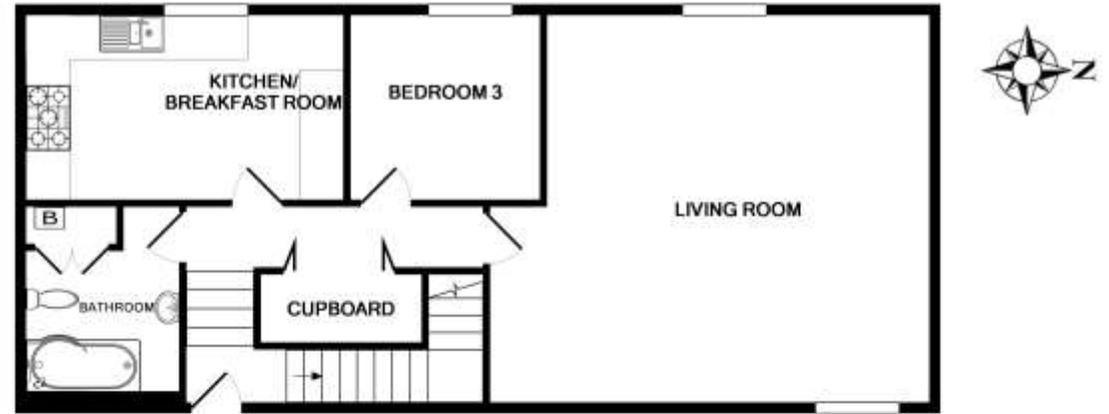
TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.8 SQ.M.)

Prepared by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn to scale. Made with Metron 60018



1ST FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.5 SQ.M.)

FLAT 5

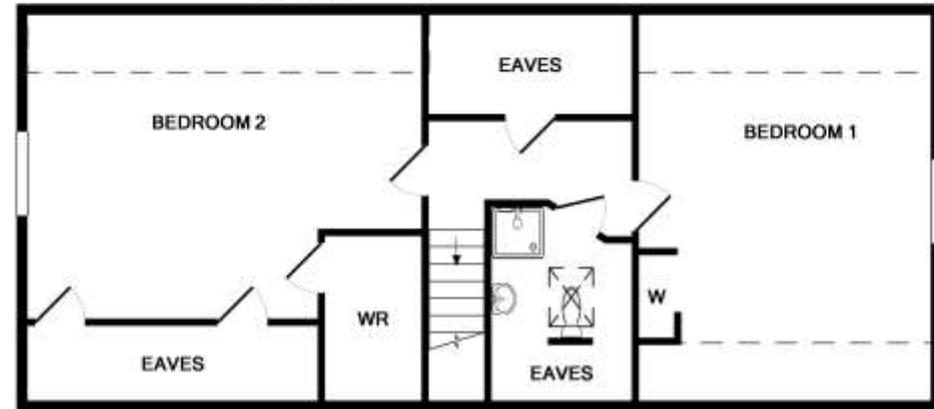


1ST FLOOR  
APPROX. FLOOR  
AREA 724 SQ.FT.  
(67.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.7 SQ.M.)

Prepared by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn to scale. Made with Metron 60018

2ND FLOOR  
APPROX. FLOOR  
AREA 726 SQ.FT.  
(67.5 SQ.M.)



FLAT 6

BETTER *COVERAGE*, WIDER *CHOICE*  
MORE LOCAL OFFICES than any other Estate Agent in our *AREA* \*



UNIT 17 CHARTER PLACE · RED LION YARD  
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TAVISTOCK · YELVERTON · BERE PENINSULA  
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\* *PL19, PL20, EX20*