



- Former mill house
- Located over four floors
- Three double bedrooms
- Two formal reception rooms
- Located on the outskirts of town
- Garage and parking
- Double glazed and GFCH
- Large additional reception room
- Separate (secret garden) with access to brook
- Viewing highly recommended

*Our View "A charming character home offering versatile accommodation."*

A charming former Mill House situated just on the outskirts of town, with three double bedrooms and three reception rooms, gardens and garage.



Dating back to the 1840's, Palace Mill forms part of the original Mill House located on Kate Brook in Chudleigh, being one of seven original Mills that served the town. Now designed as a lovely family home, this attractive home offers versatile accommodation and is situated just on the town's outskirts, enjoying rural peace and quiet whilst allowing easy access to the local amenities. It forms the end of terrace, adjoining the two converted mill buildings. The accommodation briefly comprises of entrance hallway leading to the two formal reception rooms, with the kitchen located next to the dining room. Both rooms benefit from a host of character features associated with a property of this age.

On the first and second floor are the bedrooms and bathroom, with the top floor bedroom benefiting from having an en-suite shower room. On the lower ground floor, there is a sizeable additional reception room, again filled with character, access from which leads to a utility and shower room making it ideal for those occasional times when additional house guests come to stay.

To the front of the property, a charming garden offers a very pleasant place to enjoy a glass of wine and a short distance from the property you have the (secret) garden that runs down to Kates Brook, with potential for an additional parking space. At the side of the house, you will find the garage and parking.



This property has much to offer in terms of space and versatile accommodation. Palace Mill is a charming property which really does deserve an internal viewing to fully appreciate all that it has to offer.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter and the M5. The scenic Dartmoor National Park and the coast at Teignmouth and Torbay are all within 12 miles and the bustling market town of Newton Abbot is just a 5-mile drive away.

**DIRECTIONS:** On entering Chudleigh via the B3344 (from the A38) turn right into Rock Road. Continue down Rock Road until the road curves to the left and you will find the Palace Mill on your right.

**AGENTS NOTE:** The lower ground floor of the property has flooded in the past, since which a number of flood prevention systems have been implemented to avoid future incidents occurring.

EPC Rating 'E'

Council Tax Band E for the period 01/04/2023 to 31/03/24 financial year is £2,782.64

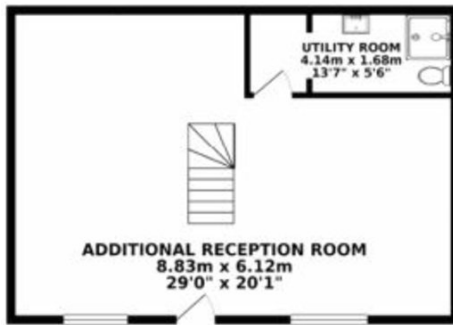


# Energy Efficiency Rating

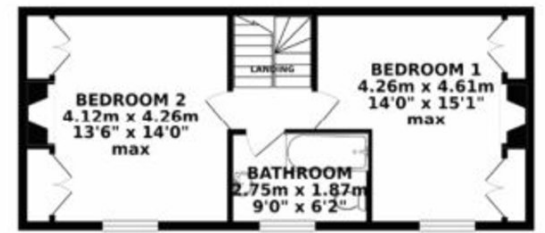
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



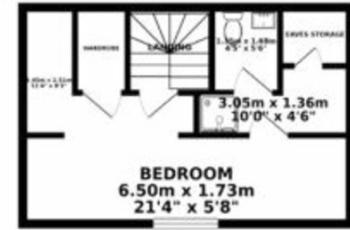
LOWER GROUND FLOOR 54.06 sq. m. (581.88 sq. ft.)



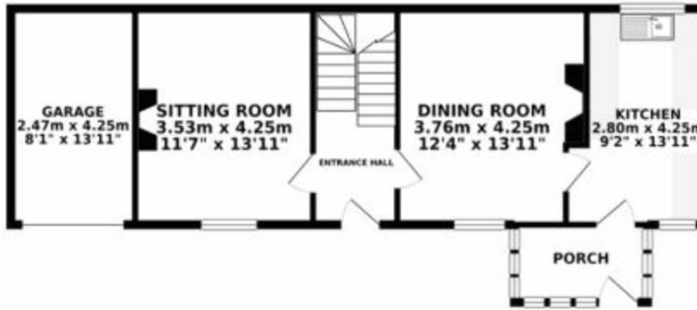
1ST FLOOR 42.68 sq. m. (459.44 sq. ft.)



2ND FLOOR 27.61 sq. m. (297.19 sq. ft.)



GROUND FLOOR 62.75 sq. m. (675.40 sq. ft.)



TOTAL FLOOR AREA : 187.10 sq. m. (2033.90 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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The Old Mill House, 1 Palace Mill, Rock Road, Chudleigh, Newton Abbot, Devon

Ref: WCA-41884585

Tenure: Freehold

01626 853940

£465,000

woodshomes.co.uk