



Town Mills
Guide Price £650,000

TOWN MILLS, 1 HIGH STREET, DULVERTON, SOMERSET, TA22 9HB

- South Molton: 14 miles
- Taunton: 25 miles
- Exeter: 40 miles
(distances are approximate)

A very successful Bed and Breakfast business in the heart of the Exmoor town of Dulverton. Beautifully presented throughout, with extensive gardens and private parking, this truly offers the change of lifestyle so many of us are dreaming of.

- **Beautiful Georgian property**
- **Successful B&B business**
- **Tastefully decorated throughout**
- **Two guest/family suites**
- **Four further double en-suite bedrooms**
- **Prominent town centre location**
- **Designated private parking**
- **Delightful gardens**

LOCATION

Town Mills is situated in the very heart of Dulverton, with its many local shops including a post office, butchers, convenience store, greengrocers, delicatessen, pubs, eateries, garage, health centre and schooling. Dulverton has a primary school, and secondary schooling can be found at South Molton, Wilveliscombe and Minehead. Private schooling locally is available at highly regarded West Buckland near South Molton and Blundells near Tiverton.

The county town of Taunton is some 25 miles to the east and the unspoilt market town of South Molton is 14 miles to the west with its regular livestock and pannier markets. Communication links are good with access to the M5 Motorway at Tiverton where there is a mainline railway station providing direct links to London Paddington in just under 2 hours. A branch railway line links Barnstaple with Exeter St David's and Exeter Central.

The Exmoor National Park, an Area of Outstanding Natural Beauty (AONB) consists of beautiful undulating open moorland and rolling pastures of farmland. The dramatic North Devon coastline is easily accessible and boasts fantastic walking along the South West Coastal Footpath, many sandy beaches and some of the best surfing in the United Kingdom.



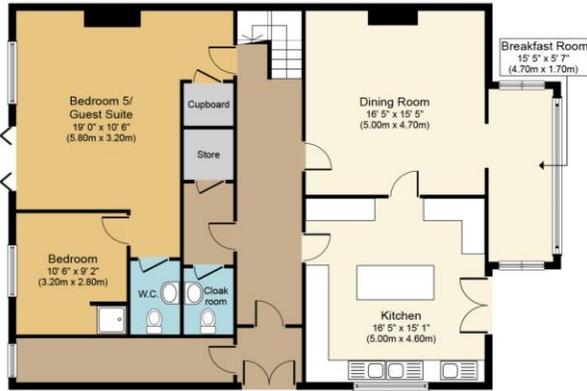
DESCRIPTION

An attractive Georgian Mill House situated in the very heart of Dulverton. Currently operating throughout the whole year as a successful bed and breakfast business, the property is beautifully presented throughout and is being sold with all contents, fixtures and fittings.

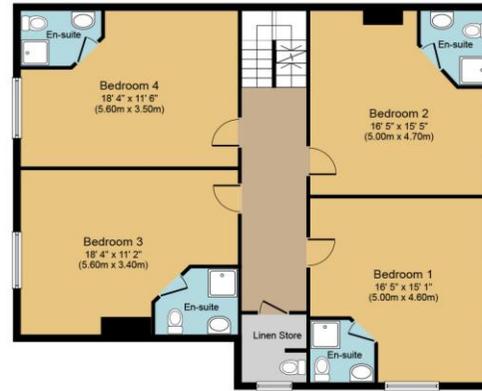
ACCOMMODATION

Town Mills has been tastefully updated by the current owners and offers a very high standard of guest accommodation with 8 bedrooms in total, including 2 family guest suites, all arranged over 3 floors. The ground floor offers a commercial kitchen, dining room and a breakfast room. The guest suite on the ground floor has 2 bedrooms and en-suite facilities with access out to the gardens. On the first floor are 4 further en-suite double rooms and a further suite of 2 bedrooms and private bathroom located on the 2nd floor. There are delightful gardens and designated parking to the rear of the property.





Ground Floor
Approximate Floor Area
1,432 sq. ft.
(133.0 sq. m.)



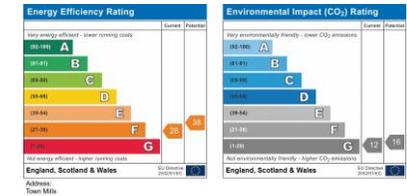
First Floor
Approximate Floor Area
1,259 sq. ft.
(117.0 sq. m.)



Second Floor
Approximate Floor Area
721 sq. ft.
(67.0 sq. m.)

SERVICES

Mains electricity, water and drainage.
Leasehold property with approximately 965 years remaining.
Viewings strictly by appointment with the selling agent.



DIRECTIONS

From our office in South Molton, proceed to the link road and continue towards Tiverton for approximately 4 miles. On reaching Moortown Cross (by the wind farm), take the left turning signed for Knowstone and Roachill. Continue on this road for approximately 2.5 miles and take the next right on to the B3227. After 1 mile take left turning signposted for Dulverton. Take the next right and next right again, again signposted to Dulverton. After approximately 0.5 mile take next left for Dulverton. Continue for 2.5 miles and upon entering Dulverton cross over the bridge, take the immediate next left and follow the road round to the private car park of Town Mills.

IMPORTANT NOTICE Whilst we, Geoffrey Clapp Associates (GCA), make every attempt to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property. No appliances have been tested and no warranty given by GCA in relation to this property. If there is any point of particular importance to you, please contact the office and we will be pleased to clarify the position for you. It is the responsibility of any intending purchaser to check that the property is available to view before setting out. Neither GCA nor the vendor accept any responsibility for failed viewings.



Gascoignes
2 Gillingham House, Pannells Court,
Guildford, Surrey. GU1 4EU.
T: 01483 538 131 | www.gascoignes.com



Geoffrey Clapp Associates
10 Broad Street,
South Molton,
Devon EX36 3AB
T: 01769 572121
E: sales@geoffreyclappassociates.com
W: www.geoffreyclappassociates.com