



Mill House



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Newton Poppleford, Sidmouth, EX10 0EJ

Sidmouth 4 miles; Honiton 11 miles; Exeter 12.5 miles

This five bedroom detached home offers flexible living over three floors, with two en-suites, driveway parking, garage and a low maintenance garden.

- Recently replaced roof
- Private driveway and garage
- No onward chain
- Council Tax Band F
- Modern kitchen with dining space
- Enclosed rear garden with patio and balcony
- Freehold
- EPC C

Guide Price £550,000

SITUATION

Newton Poppleford is a friendly and well-connected village with a primary school, convenience store, and popular pub all within walking distance. The coast at Sidmouth is just four miles away, offering independent shops, cafes, and a renowned esplanade. The surrounding area is a haven for walkers and outdoor enthusiasts, with the South West Coast Path and the dramatic Jurassic Coastline both within easy reach. Exeter and the M5 are readily accessible for commuters, with rail links available from nearby stations.

DESCRIPTION

The ground floor features a bright entrance hall leading to a spacious dual-aspect living room, providing a comfortable area for everyday use or entertaining. To the rear, the kitchen and dining room offer a well-planned, sociable layout with modern fittings, generous worktop space, and access to the garden. A cloakroom completes the ground floor. On the first floor, there is a double bedroom with an en suite shower room, three further good-sized bedrooms, and a family bathroom fitted with a modern suite.

The second floor is occupied by the principal bedroom suite, enjoying far-reaching views and a large en suite with roll-top bath and separate shower. This floor provides a private and spacious retreat.

OUTSIDE

Outside, the property is attractively presented with a well-maintained brick exterior, double glazing throughout, and a recently renewed roof. To the front, a private driveway provides off-road parking and access to the garage. The rear garden is enclosed and easily maintained, featuring a patio and balcony area that offer additional outdoor space as well as direct access from the living room.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating. The thatch has been professionally replaced with a high-quality roof, ensuring low-maintenance ownership moving forward.

Standard, Superfast and Ultrafast broadband available. Good mobile signal outside and in home (Ofcom, 2025).

What3Words: ///tacky.plugin.sneezing





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

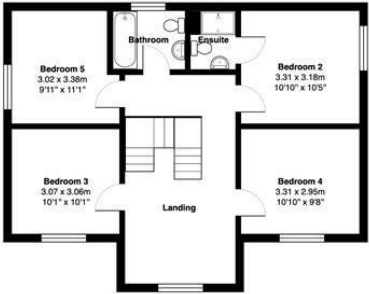
Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885

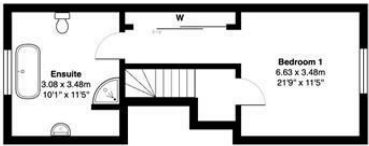
Mill House, 11a, School Lane, Newton Poppleford, EX10 0EJ



Ground Floor
Area: 83.3 m² ... 897 ft²



First Floor
Area: 65.5 m² ... 705 ft²



Second Floor
Area: 31.1 m² ... 334 ft²

Total Area: 179.9 m² ... 1936 ft²
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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