



STAGS

The Old Mill



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Bere Mills, Sea, Ilminster, TA19 0SE

Ilminster - 1.9 Miles, Chard - 4.5 Miles, Taunton - 14 Miles

- Stunning Watermill Conversion as Featured in the Guardian Observer
- Kitchen/Breakfast Room
- 3 Reception Rooms
- 4 Bedrooms (Master En-Suite)
- Study/5th Bedroom
- 3 Bathrooms
- Large Rear Garden & Local Moolham Stone Walled Front

Guide price £665,000

Situation

Bere Mills is a small enclave of houses, situated at the bottom of Bere Mills Lane, on the borders of the hamlet of Sea. To the north east of the property is Ilminster, a traditional market town offering a range of local facilities, including an arts centre, a range of banks, a large supermarket and a variety of highly respected independent shops. There are a number of outstanding schools within a 5 mile radius of the property. A cycle path at the bottom of Bere Mills Lane leads to Ilminster and the neighbouring town of Chard. Taunton, the County Town of Somerset is 14 miles away and provides a more comprehensive range of facilities, including an extensive range of shops, excellent schools, within both the state and independent sectors, a theatre, county cricket ground and a main line rail link on the eastern side of the town, which can get you to London Paddington in 1.45 minutes. The regional centre of Yeovil is also approximately a 30 minute drive away, where there are excellent shopping, business and leisure amenities. The M5 at Taunton provides easy access to Bristol, Cardiff, Birmingham and the north of England. Bristol and Exeter International Airports are also less than 55 minutes away. The A303 at Ilminster provides a rapid route to London and further into the West Country, which is also very convenient and only 2 miles distant. The historic Dorset coastal town of Lyme Regis is a short 15 mile drive away from the property.

Description

The Old Mill is a beautifully converted former water mill, which we believe dates back to the late 1800's. It was originally converted by the Somerset Restoration Trust and retains many period features, including the former internal and external workings of the mill and exposed Moolham stone walls, beams and flagstone floors.

Accommodation

The accommodation is arranged over two floors and benefits from a substantial lean to extension, enhancing the ground floor space. The front door opens into a family room, which has dual aspect windows and doors leading out onto the



A wonderful conversion of a former water mill, set in a rural position with approximately 5 acres of gardens & paddock.





rear courtyard, with exposed walls, timber beams and ceiling downlights. There is access from here through to the kitchen, which is of a farmhouse style, with a range of painted wall and base units, integrated appliances, windows overlooking the rear garden, exposed stone walls and access through to the utility room, which has a sink, cabinets and space for a washing machine and tumble dryer. There is a downstairs shower room with a WC, wash hand basin and enclosed shower cubicle, and a further room, currently used by the present owners as a study/office, but could be used as a fifth bedroom, with a fully glazed door to the front. The living room is an impressive space, with exposed stone walls, solid oak floor, exposed ceiling and floor timbers, a large stone inglenook fireplace with heavy beam over and inset wood burning stove, door leading out onto the rear patio and steps leading up to a large dining room. The dining room is an excellent entertaining space and has a wealth of original features, including the internal workings of the mill with the original cogs and belts, exposed ham stone walls, flagstone flooring throughout and large exposed ceiling and door beams. From the dining room there are large glazed doors opening out into the front garden and a turning staircase leading to the first floor.

On the first floor the master bedroom has a front aspect double barn window with views over surrounding farmland, and a solid oak door to the en-suite shower room with a shower, WC and wash hand basin. There are three further bedrooms, all of which are of a good size and enjoy wonderful views. Bedroom four has an interconnecting door leading into bedroom one, giving the option for the room to be used as a dressing room or nursery if required. There is also a bathroom with a fitted modern suite and shower.

Outside

To the front of the property there is a large gravelled turning circle, which belongs to the property and a parking area enclosed by low stone walling with a Mediterranean patio area, with olive tree and lavender borders to one side. A small gate leads to the side of the property revealing the large water wheel previously used to power the mill. To the western side of the property there is a stone built workshop with electricity and access via a five bar gate to the rear of the property. The south side of the property benefits from a full length enclosed decorative patio area, enclosed by wooden fencing and on the eastern edge of the boundary there is a run to the sluice from the mill, with a small stream and stone cobbled arch bridge, a range of mature trees and frontage of the River Isle in the south west facing lawned garden. There is a wooden bridge that leads over the river to the paddock, as well as a shallow ford, providing vehicular access. The paddock extends to approximately 5 acres with a small apple orchard, a number of mature trees, traditional hedging and a fencing border.

Services

Mains water and electricity, sewage treatment plant and oil fired central heating.

Stunning Watermill Conversion as Featured in the Guardian Observer

<http://www.theguardian.com/lifeandstyle/2016/jun/19/the-fine-art-of-living-in-a-gallery-home>

Directions

From Taunton take the A358 towards Ilminster and from the A303 roundabout, take the turning for Donyatt and Chard on the A358. Proceed for 2 miles through the village of Donyatt and take the next left turning signposted to Ilminster. After 500m and a prominent sharp left hand bend, take the right hand turn onto Bere Mills Lane and go down the single lane to the end, where The Old Mill can be found on the left hand side.





These particulars are a guide only and should not be relied upon for any purpose.



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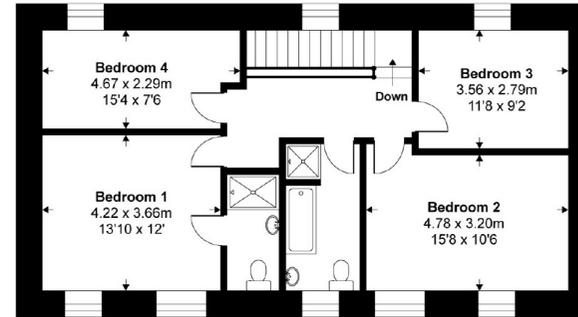
5 Hammet Street, Taunton, Somerset,
TA1 1RZ

Tel: 01823 256625

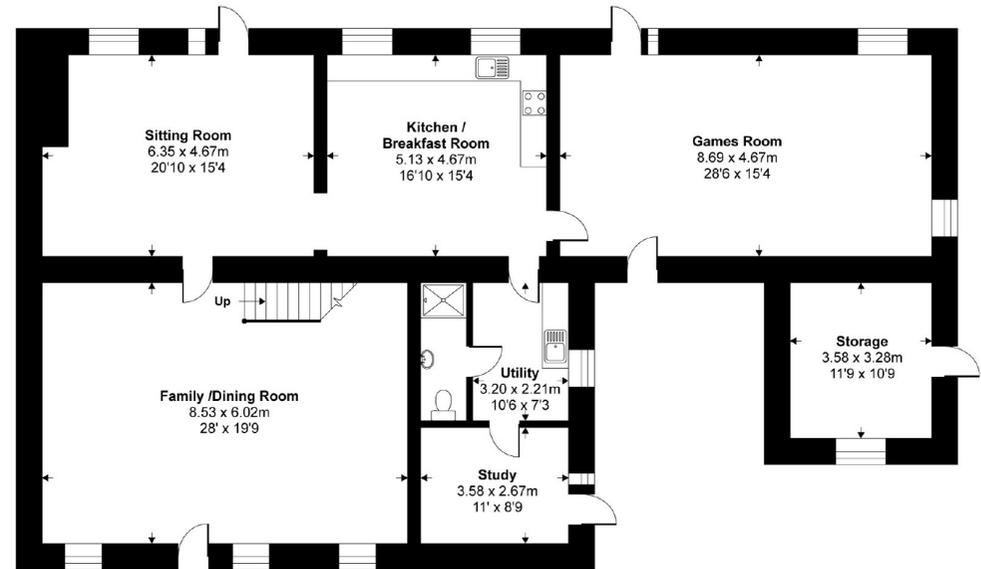
taunton@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	72	72
45	45	38	38

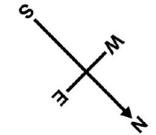
Approx. Gross Internal Floor Area
251.7 Sq Metres 2710 Sq Ft (Excludes Storage)



First Floor



Ground Floor



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale