



The Mill House



The Mill House

Hoccombe, Taunton, Somerset, TA4 3RF

Taunton 9 Miles, Wiveliscombe 4 Miles

A charming Grade II listed former mill house with separate cottage and grounds of 3.4 acres, situated in a glorious rural position.

- Characterful Former Mill House
- Stunning Rural Location
- Range of Stable & Outbuildings
- Wildlife Pond & Woodland
- Accommodation Arranged over Three Floors
- Separate Detached Cottage & Garden
- Approximately 3.4 Acres
- Further 4 Acres available by Separate Negotiation

Guide Price £925,000

SITUATION

Hoccombe is a small hamlet, which includes a cluster of period properties, and is situated in an outstanding position, surrounded by some of the West Somerset's most beautiful countryside. The area includes plenty of opportunities for those with walking and riding interests and is surrounded by many footpaths and bridleways. Hoccombe is approximately 9 miles from the County town of Taunton, which offers a wide range of shopping, leisure and retail facilities, as well as easy access to the M5 motorway, at Junction 25. Taunton also has a mainline railway station. There is also Somerset County Cricket ground and horseracing at Taunton Racecourse. The nearest village is Bishops Lydeard, which has a range of local amenities. The popular market town of Wiveliscombe is 4 miles away.

DESCRIPTION

A charming Grade II listed period house, which offers versatile living accommodation arranged over three floors. The Mill dates back to the 1600s and includes latter additions and an attractive Georgian façade to the front. The house contains much of its original charm and character and is situated in an enviable, rural location with delightful gardens and grounds extending to approximately 3.4 acres. There is a further four acre paddock, available by separate negotiation.



ACCOMMODATION

The accommodation includes an entrance porch with a door to the entrance hallway with a sitting room to one side, having an open inglenook fireplace and woodburning stove, window to the front and access through to drawing room, which is a delightful room with decorative plaster ceiling, open fireplace and a door through to the rear terrace and garden. There is also access to the garden room/ dining room, which also has double doors opening onto the terrace. The kitchen has an Aga and a range of simple planked cupboards and baskets under a wood surface - the kitchen has dual aspect windows. There is access from the kitchen to a rear hall, larder / pantry, separate WC and utility room.

On the first floor, there is a master bedroom, which enjoys wonderful views over the lawns and has a door with stairs descending down to the rear garden. There is also an en-suite shower room and range of built-in wardrobes along the length on one wall. There are three further bedrooms, a dressing room and a fitted bathroom. On the main landing, there is a spiral staircase leading to the second floor, which is a superb room with vaulted ceilings, which could easily be used a bedroom, games room, office or study - currently a cinema room -with double aspect windows. There is also a separate shower room with sink and WC.

OUTSIDE

The house is approached via a country lane, where there is a gravelled driveway leading to a timber stable block with three bays and tack rooms on either side. There is a further open fronted stone barn providing useful storage and a parking / turning area, and beyond there is vehicular access to the paddock and in turn leads around to an continued drive and the parking for the cottage. There are enclosed to the front of the property and an enclosed garden to the rear with a deep paved terrace. The lawned area for the Mill House is surrounded by herbaceous borders and flanked by the Mill Stream to one side.

HOCOCMBE COTTAGE

There is a separate detached cottage- originally a cart barn for the Mill and renovated in the 1980's, which generates an income or would suit a dependant relative, if required. The cottage has well proportioned accommodation arranged over two floors to include a sitting room with views over the garden. There is a separate kitchen, two bedrooms and bathroom on the ground floor. On the first floor there is a good size bedroom and cloakroom. The cottage has a good sized enclosed garden and separate driveway, which provides additional parking. As mentioned, the paddock is accessed from the property, which is a haven for wildlife and includes an area of mature woodland with a large pond at the bottom. There is a further four acre paddock, available by separate negotiation, which is currently laid to pasture and has its own vehicular access. On the opposite side of the lane, by the house, there is a separate orchard area, which overlooks the property and in enclosed by stockproof fencing.

DIRECTIONS

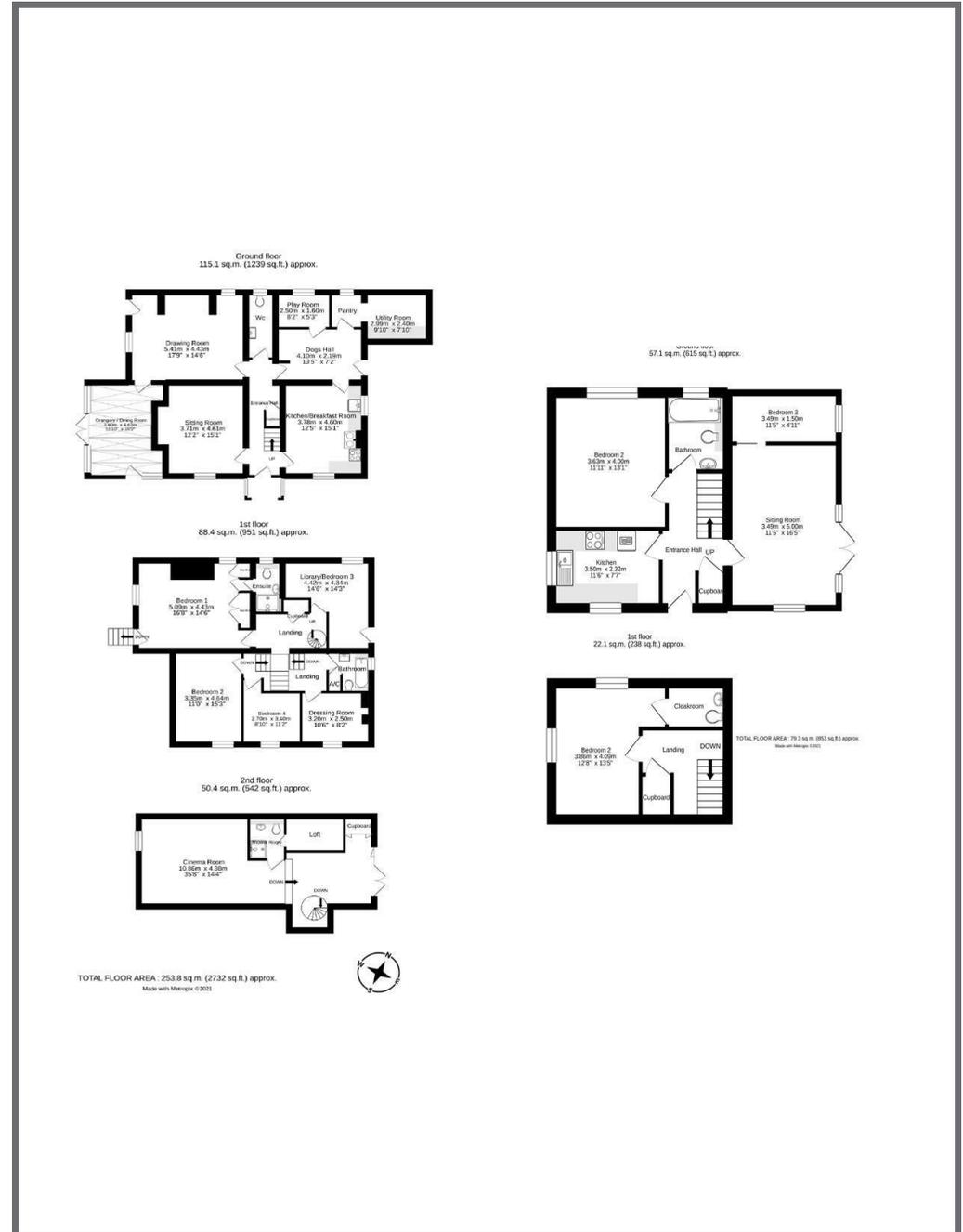
From the centre of Taunton, proceed along the A358 towards Bishops Lydeard. At the roundabout, turn left by the West Somerset Steam Railway and proceed over the bridge. Follow this road to Ash Priors Common and just after the common, at the triangle, bear right. Follow this road passing the common on your right-hand side and turn left, sign posted to Northway. Follow this road taking the first turning right and continue along this lane for some two miles. Hocombe Cottage and The Mill House are the first properties you come to on the left entering the hamlet of Hocombe.

SERVICES

Mains Electricity. Private Water & Drainage.



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



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	22	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London