



STAGS

Little Norton Mill



Little Norton Mill

Norton-sub-Hamdon, Somerset TA14 6TE

Norton-sub-Hamdon ¼ mile • A303 2 miles • Crewkerne 5 miles • Yeovil 6 miles

A light and bright period 4 bedroom house with 8 self-catering holiday letting units set in stunning gardens and grounds in a picture perfect south Somerset hamlet



- Beautifully presented 4 bedroom Victorian farmhouse
- 8 self-catering holiday cottages/apartments rated 4*
 - Mill leat pond and Grade II Listed watermill
 - Extensive landscaped gardens
- Summer house, machinery store and log store
- Field shelter and paddock with separate access
 - Separate parking for guests
 - In all about 6.7 acres

Introduction

Little Norton Mill is a beautifully presented four bedroom house with eight self-catering holiday cottages/apartments in a peaceful hamlet in south Somerset. Set in about 6.7 acres of stunning gardens and grounds, including a mill leat pond and watermill, it is a superb home with income. The property is within easy travelling distance of the A303 and wider road network and there are many attractions in the surrounding area including excellent walking on the Liberty Trail, River Parrett Trail and the Leland Trail; National Trust properties at Montacute House, Barrington Court and Tintinhull and days out at the Fleet Air Arm Museum, the West Somerset Steam Railway and Sherborne Castle. To the south is The Jurassic Coast including the historic seaside town of Lyme Regis in an Area of Outstanding Natural Beauty.

Situation

Little Norton is a small rural hamlet at the foot of Ham Hill and Country Park on the edge of Norton-sub-Hamdon village. The village has good local amenities including a pub, shop and post office, primary and junior school, church and village hall with various village activities. Wider facilities can be found at Crewkerne (5 miles) which has a Waitrose supermarket and a mainline rail link to London Waterloo.

Yeovil (6 miles) is the commercial centre for the area with an excellent range of services including shops, sports clubs, garages, supermarkets, a hospital and cinema. There are also direct trains from Yeovil to London Waterloo.

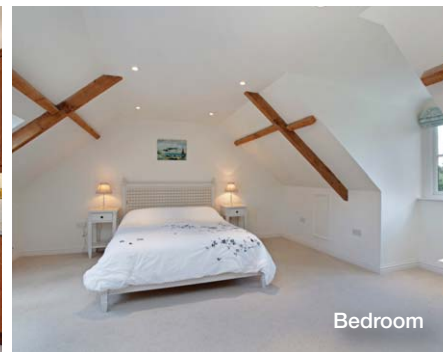
The area is well served by independent schools including Hazelgrove at Sparkford, Chilton Cantelo and Park School at Yeovil and Millfield at Street. Sporting opportunities include horse racing at Wincanton, Exeter and Taunton, golf at Halstock and Long Sutton, sailing and fishing at Sutton Bingham and water sports on the Dorset coastline.



Drawing Room



Kitchen



Bedroom



Balcony



Holiday Cottage



Sitting Room

Road links in the area are good with the A303 trunk road from Exeter to London being within easy reach, while the M5 (J25) can be found at Taunton. Bristol International Airport and Exeter Airport are both easily accessible.

Little Norton Mill

Set back from the village road, the mill house was built around 1900 from the local golden colour hamstone. Offering well-proportioned and beautifully presented accommodation it is an attractive family home.

Entrance hall with stairs off. **Sitting room** with wood burning stove, **dining room** with fireplace, re-fitted **kitchen** with a range of cupboards complemented by granite worktops. **Office** with flagstone floor. **Laundry room** with **cloakroom**, accessed from outside.

On the first floor there is a 24', dual aspect **drawing room** with wood burning stove and French doors to the balcony. There are **two bedrooms** and a **bathroom** with separate shower. On the second floor are **two further bedrooms** and a **shower room**. There is private parking to the front of the property.

The Business

The self-catering holiday business has been established since the late 1980s and the cottages are primarily marketed through the website www.littlenortonmill.co.uk. The current owners have maintained a refurbishment programme and the cottages are rated 4* by Enjoy England. Accounts can be made available to interested parties following a viewing. In brief the cottages comprise:

Magnolia, Willow, Lilac & Tamarisk Cottages (each sleep up to 4)

These upside down cottages overlook the mill pond and garden. They have spacious and well-equipped open plan living room/dining room/kitchens. On the lower ground floor Magnolia and Willow have two bedrooms and a bathroom whilst Tamarisk and Lilac have two bedrooms with ensuite shower rooms.

Pieris, Paeonia, Acer & Erica (each sleep up to 2)

These apartments were converted from the original mill barn and have an open plan living room/kitchen, a double bedroom and a shower room.

Guests have their own car park.

The Land

The established gardens are a real feature of the property with an abundance of mature trees and shrubs, terraced lawns and ponds. There are pathways to explore and seating areas from where to enjoy the peace and quiet. There are two paddocks and a field shelter with access from the road. In all the land amounts to about 6.7 acres.

Outbuildings

The original 3 storey mill house has a refurbished 4m water wheel and is Grade II Listed. Other buildings include a summer house at the top of the garden, a machinery/log store and the field shelter.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc., are excluded but may be available by separate negotiation. However all furniture, contents, fixtures, fittings and equipment in the holiday cottages and apartments will be included.

Local Authority

South Somerset District Council. www.southsomerset.gov.uk. Tel: 01935 462462.

Outgoings

Main house – Council Tax Band E.

The holiday cottages have a Rateable Value of £14,000 for 2017. However the estimated Business Rates payable are £4,349.

Services

Mains water, electricity and drainage. Oil-fired central heating in the main house and electric storage heating in the holiday cottages.

Directions

From the A303 turn off at the A356 signed to Crewkerne. Follow the A356 for about ¾ mile and turn left to Norton-sub-Hamdon. Continue through the village, passing the Lord Nelson public house, to Greenhams Cross. Bear left and Little Norton Mill is about ¼ mile on the right hand side.

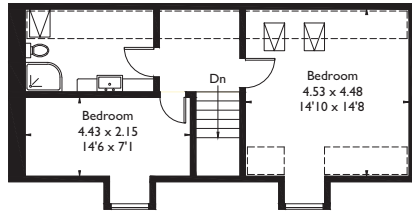
Viewing

Strictly by appointment with Stags Holiday Complexes department on 01392 680058.

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



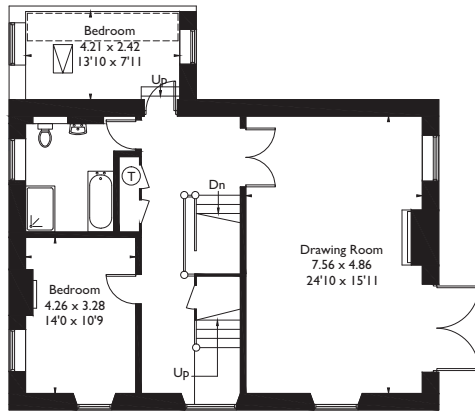
Approximate Gross Internal Area = 228.4 sq m / 2458 sq ft
 Laundry Room = 13.9 sq m / 150 sq ft
 Total = 242.3 sq m / 2608 sq ft



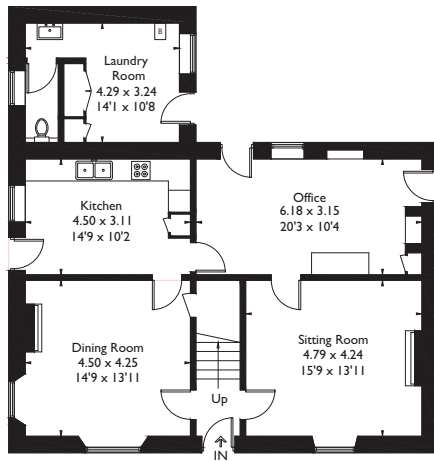
Second Floor



= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor





Stags Holiday Complex Department
21 Southernhay West, Exeter
Devon EX1 1PR
01392 680058
holidaycomplexes@stags.co.uk

Stags
4/6 Park Road, Yeovil
Somerset BA20 1DZ
01935 475000
yeovil@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
020 7839 0888
www.thelondonoffice.co.uk

www.stags.co.uk