

MILL HOUSE

STOUR PROVOST • GILLINGHAM • DORSET



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A Grade II listed late Georgian house on the edge of a popular village with a one-bedroom converted mill, outbuildings, river frontage with fishing rights, paddocks and wonderful views over the Blackmore Vale

The Mill House:

Dining hall • Drawing room • Sitting room/study
Snug • Kitchen/breakfast room • Back hall • Boot room
Cloakroom • Conservatory

Master bedroom • 3 Further double bedrooms
Family bathroom • Shower room

The Old Mill:

Living room • Kitchen/breakfast room • Bathroom • Utility area
First floor bedroom with dressing area

Barn • Former cart shed with adjacent stable and duck house
Further stable

Mill pond and leat • River frontage with island and fishing rights

Garden and Paddocks

In all about 5.49 acres (2.22 hectares)

Marnhull 2¾ miles • Gillingham 4 miles (Waterloo 2 hours)
A303 7½ miles • Castle Cary 16½ miles (Paddington 1½ hours)
(Distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

The Old Mill





Situation & Amenities

Mill House is situated at the end of a No-Through lane on the bank of the River Stour and on the edge of the small and quiet village of Stour Provost. The village has no immediate amenities but the neighbouring village of Marnhull (2¾ miles) has several shops including a post office, butcher, two public houses, doctor's surgery and garage with fuel.



There is a primary school at Woodville about 1 mile away with a choice of three further primary schools within a 4 mile radius. The village is also within the catchment area of the secondary school at Gillingham. Nearby private schools include Hazlegrove, Kings Bruton and Bruton School for Girls, Port Regis and the Sherborne schools.



In addition to the local facilities in Marnhull, Gillingham, which has a Waitrose, is only 4 miles away and Yeovil, Salisbury and Bath are all easily accessible.



Yeovil, Salisbury and Bath all have excellent entertainment venues.



There are a number of bistro pubs and restaurants within the local area.



The A303 (7½ miles) provides a direct east/west route linking with the M3 to London.



There is a mainline rail service from Gillingham to London Waterloo taking about 2 hours and from Castle Cary (16½ miles) to Paddington in 90 minutes on the fast train.



The airports at Bristol and Bournemouth are both just over 1 hour's drive away offering connections within the UK and to many international destinations.



Mill House

Thought to date from the early 19th century, the Mill House is a charming Grade II listed house built of local stone under slate and clay-tiled roofs. Situated at the end of a No-Through lane on the edge of a quiet and pretty village, the house enjoys a wonderful position overlooking the former mill, leat and mill pond on the River Stour and out over the unspoilt countryside of the Blackmore Vale. The house is a good architectural example of the late Georgian period and has sash windows in many rooms, window seats, working shutters, fireplaces and flagstone floors. On the ground floor there are four reception rooms, which include the impressive dining hall, which has a flagstone floor, the drawing room with doors through to the conservatory, sitting room/study and the snug. Beyond the hall is the back hall, with a door leading to the kitchen, which has a flagstone floor and is fitted with a range of painted

timber floor-mounted units under timber work surfaces, Belfast sink, electric oven and gas-fired hob. Also off the back hall are the cloakroom and the boot room, which leads out to a rear porch. On the first floor are four double bedrooms, family bathroom and shower room.

The Old Mill

Situated opposite the main house is The Old Mill, which also dates from the same period, is Grade II listed and was restored in 1988. The interior has been converted to create a self-contained cottage with a fully-fitted kitchen/breakfast room, living room, bathroom and double bedroom. The water wheel is in a small extension at the rear.

Outbuildings, Garden & Grounds

The Mill House is approached down a gravelled drive to a parking area adjacent to a former milking barn, which was restored in 1997, and a cart house which incorporates a stable and duck house. The property sits centrally within its grounds, with the garden behind the main house, which is mainly laid to lawn with a greenhouse and a small orchard leading to the top paddock. Adjacent to The Old Mill is the front paddock with the River Stour meandering along the far boundary. Next to the mill and overlooked by the main house is the leat, which empties through water gates into the mill pond.

There is a bridge over the water gates leading to an island set between the river and the leat. This area is laid to grass, with a number of mature trees, and there is a weir at the top. On the far side of the trees is a third paddock with an old stable in the far corner. In all the area extends to about 5.49 acres (2.22 hectares).



Purchaser's Note

There are footpaths crossing behind The Old Mill and below The Mill House.

Services

Mains water and electricity. Private drainage. Oil-fired central heating. Bottled propane gas-fired hob.

Fixtures & Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded

from the sale. However, certain items may be available by separate negotiation.

Tenure: Freehold

Council Tax Band: G

Local Authority:

North Dorset District Council
Tel: 01258 454111

Directions (Postcode SP8 5RX)

Approaching from Sherborne or Shaftesbury on the A30. Enter the village of East Stour and follow the B3092 (signed Marnhull/Sturminster Newton) for 1 mile and turn right to Stour Provost. After about 200 yards, where the road bears right into The Street, carry straight on off the bend and follow the lane down to the Mill House at the end.

Viewings

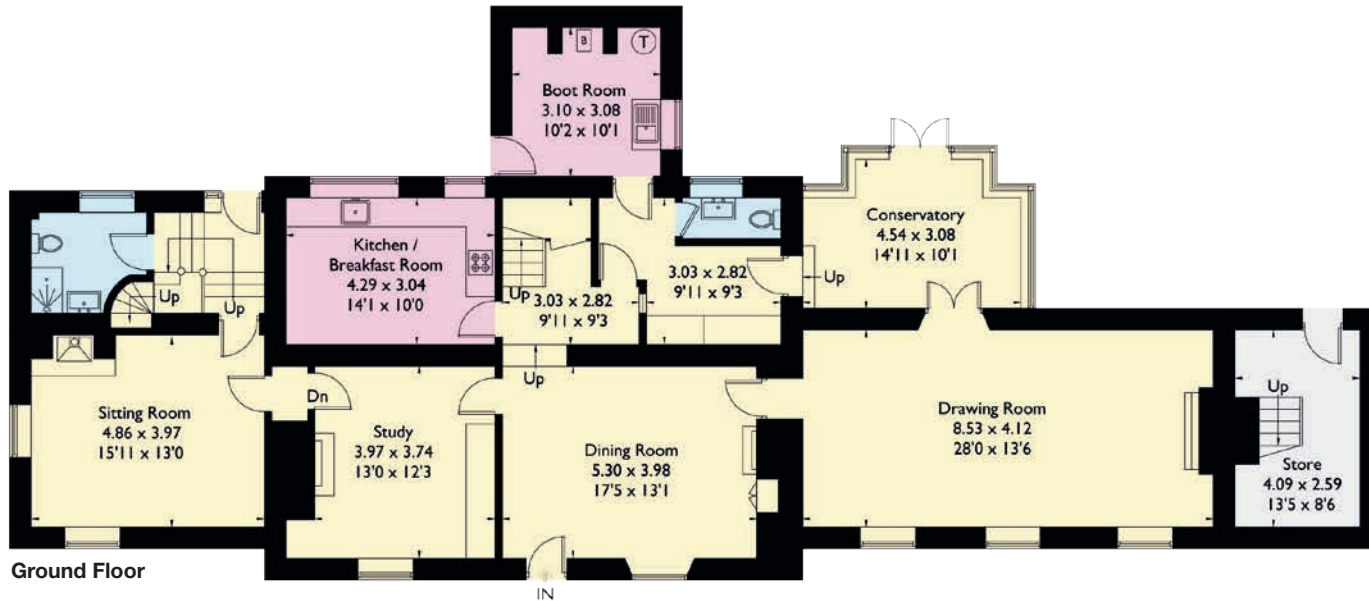
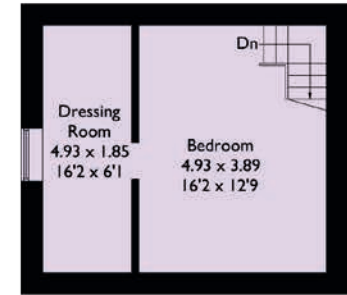
All viewings are by appointment with the sole agents Knight Frank LLP.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

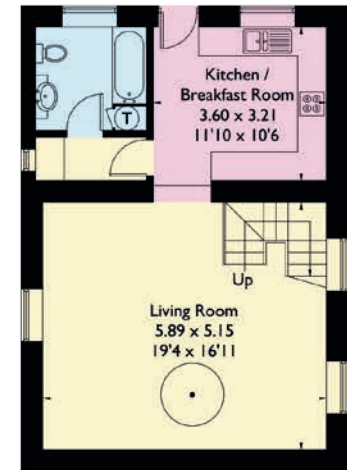
Approximate Gross Internal Floor Area
 Approximate Gross Internal Area = 273.8 sq m / 2947 sq ft
 Attic = 47.6 sq m / 512 sq ft
 Store = 10.7 sq m / 115 sq ft
 The Old Mill = 82.8 sq m / 891 sq ft
 Total = 414.9 sq m / 4465 sq ft



First Floor



Ground Floor



The Old Mill
 (Not shown in actual location/orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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