



# Coombe Mill

*Coombe, West Monkton, Taunton, Somerset, TA2 8RB*





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A beautifully presented Grade II Listed 16th Century Mill House set in enchanting gardens, together with paddock and substantial outbuildings, attractively situated in a small hamlet in the Quantock foothills. In all about 3.96 acres (1.6 Hectares) A further 3.1 Acres (1.25 Hectares) available by separate negotiation

## GUIDE PRICE

£900,000

## THE PROPERTY

Coombe Mill is believed to date back to the 16th Century and is listed Grade II, being of historic or architectural interest and has red stone elevations under a tiled roof. The property has in more recent years been comprehensively and sympathetically restored so that it now provides a very comfortable family home. The property has an abundance of character and charm and the accommodation provides excellent reception space with a south facing garden room leading onto a terrace. The kitchen has been beautifully fitted and designed by Robinson and Cornish, having a Range style cooker and polished slate surfaces. Perhaps the most fascinating room of the house is the Mill Room which can be occupied in a variety of ways and exhibits the beautifully preserved mill workings. The gardens at Coombe Mill provide the most perfect setting, being beautifully landscaped to provide a profusion of specimen trees, shrubs and herbaceous borders, whilst the gardens have in the past been open within the Yellow Book scheme. There is a good range of outbuildings, including a substantial barn, which provides excellent storage for several cars or garden implements and the original apple store upon which planning permission was granted in the past to provide ancillary accommodation(lapsed).

The accommodation comprises:

Panelled Entrance Door and glazed screen to

Reception Hall an intriguing area of the house with double ceiling height and fine staircase leading up to a galleried landing.

Cloakroom with wash basin with marble and tiled surrounds and storage cupboard under, WC.

Double Drawing Room this room provides two sitting areas, one created from the original stable, has double ceiling height and well preserved exposed roof timber, cross beams and two natural stone light niches. There are two sets of French doors onto the terrace. The western end of the sitting room has an unusual fireplace with









cut stone arch surround and living flame coal effect fire, two low level recessed cupboards lie to either side with display shelves over, French doors lead into

Garden Room enjoying delightful views over the gardens, down to the avenue of ornamental pears and double French doors leading out.

Dining Room with exposed ceiling timbers, down lighting, window with window seat, recessed cupboard with display shelf over, further recessed cupboard in alcove providing glass storage.

Breakfast Room a charming room with exposed ceiling timbers, fireplace with high painted mantelpiece with fitted Clear View wood burning stove and recessed cupboard to one side. An oak fronted dresser style cupboard with slate work surface provides good storage and backs onto the kitchen. Door to front garden and a window providing a window seat.

Kitchen beautifully fitted with a range of limed oak furniture with polished slate work surface, surrounds and includes central island with drawers, chest and slate work surface. Appliances include eye level Miele Turbothermic dishwasher with cupboards above and below, integrate Miele refrigerator, Rosiers Paul Bocuse range style cooker with four ring gas hob, hot plate and double oven incorporating a grill is set into the fireplace with a high mantel incorporating a De Dietrich extractor fan. A slate floor extends throughout the kitchen and part of the breakfast room. Steps lead from the kitchen up to the Inner Hall with deep walk in broom cupboard, doors lead into

Pantry with tiled floor and ample wall shelves, door into

Cold Room with ample shelves and refrigeration unit.

Laundry Room well fitted with a range of wall cupboards, deep Belfast sink with enamel drainer to one side, plumbing for washing machine. There are two wall mounted Potterton Profile LPG fired boilers, door to garden.

Mill Room a fascinating room with part of the mill workings, beautifully preserved together with wheels and platforms, fireplace with a double side Clear View multi fuel stove, door to front garden and door to

Rear Hall/Boot Room and door to rear garden, door to

Cloakroom with wash basin and WC.







Sitting Room a wonderful winter reception room with exposed beams, range of book shelves and fireplace with Dovre wood burning stove with canopy.

#### First Floor

Galleried Landing with three Velux windows affording a great deal of light, built in airing cupboard with lagged hot water cylinder and immersion heater.

Inner Landing with walk in linen cupboard.

#### Principal Bedroom Suite:

Bedroom with exposed roof timbers, double aspect and doors to

Dressing Room with an excellent range of built in cupboards with drawer chests, hatch to loft space.

Bathroom beautifully fitted with a white suite comprising double ended bath, low level WC, vanity basin, large walk-in shower.

Bedroom with hatch with access ladder to loft space and window enjoying lovely views to the front of the house.

Bedroom whilst at present used as a study, this room does provide scope to be used as a fourth bedroom, exposed ceiling timbers and partly glazed stable door to the rear terrace.

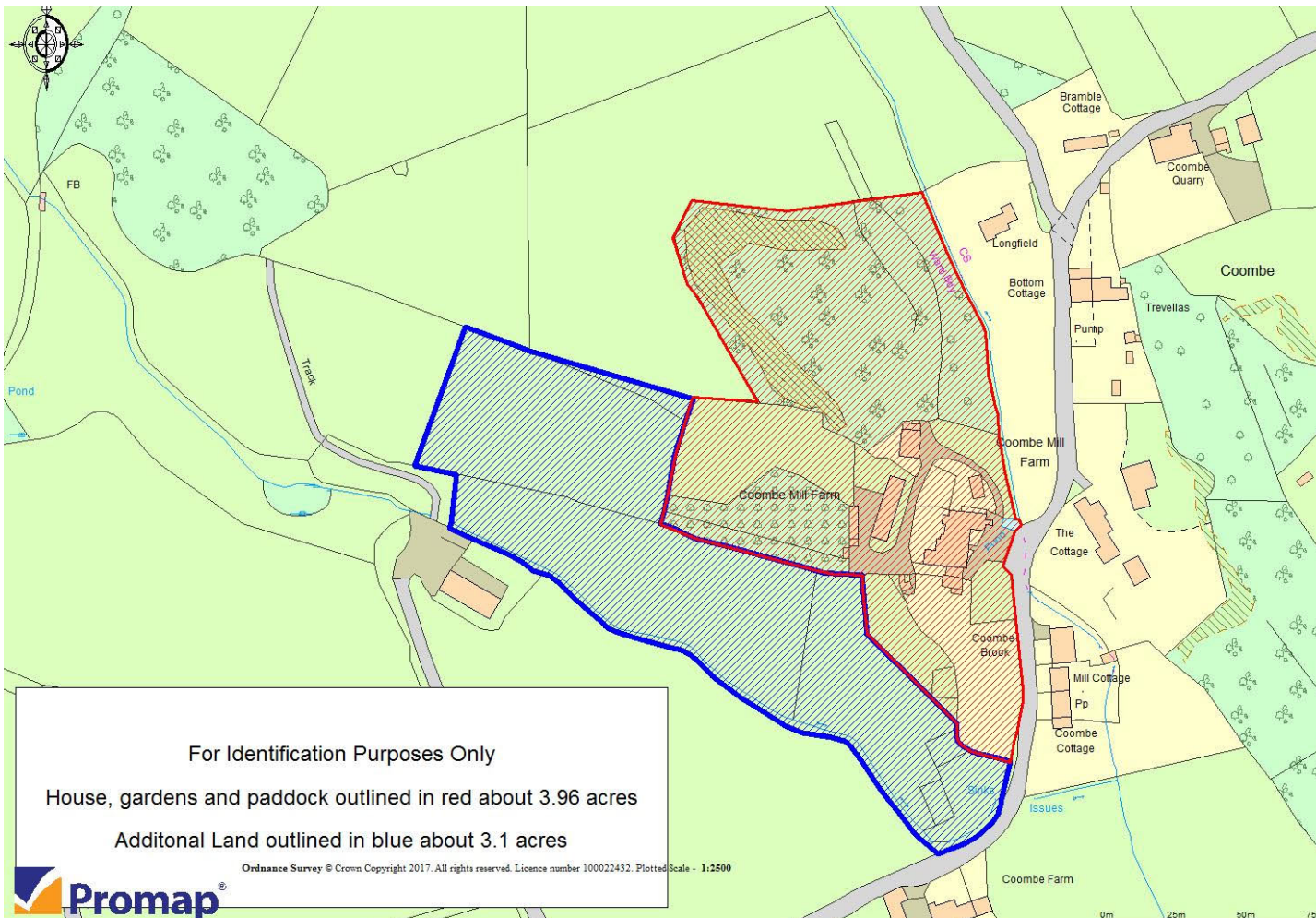
South Landing with built in cupboards providing good hanging space, door to

Guest Bedroom a beautifully light room with a triple aspect with access hatch to loft space.

Shower Room with a white suite comprising low level WC, pedestal basin, walk-in shower.

#### GARDENS AND GROUNDS

Coombe Mill is approached along a country lane and has impressive timber gates leading into the front of the property. The front of the house is adorned by a mature wisteria and has well stocked beds to the front surrounded by neatly clipped box hedges. A walled garden to the south east is surrounded by a number of mature specimen trees and is found close to the deep terrace which provides an excellent sitting/outside dining area. A large expanse of lawn faces due south and is also surrounded by a deep sloping bed and has a number of specimen trees including a Handkerchief Tree, Silver Birch, Conifers and Atlantic Glauca. An avenue of





ornamental pear trees provide a focal point to the garden and leads to the southern boundary formed by an immaculately pruned laurel hedge. The enclosed kitchen garden has been cleverly created in the original cattle pen. The lawned garden rises to the west, being bounded on one side by a deep well stocked shrubbery. The water garden is found to the east and has a stream running through it and a pretty wooden bridge leads to a sitting out area, which is screened by a mature yew hedge. The gardens to the rear of the property include picturesque terrace, a sunken garden which is in the site of the original mill pond.

A former orchard to the west of the outbuildings is approached through an avenue of lime trees and has established apple, plum and pear trees.

#### The Outbuildings

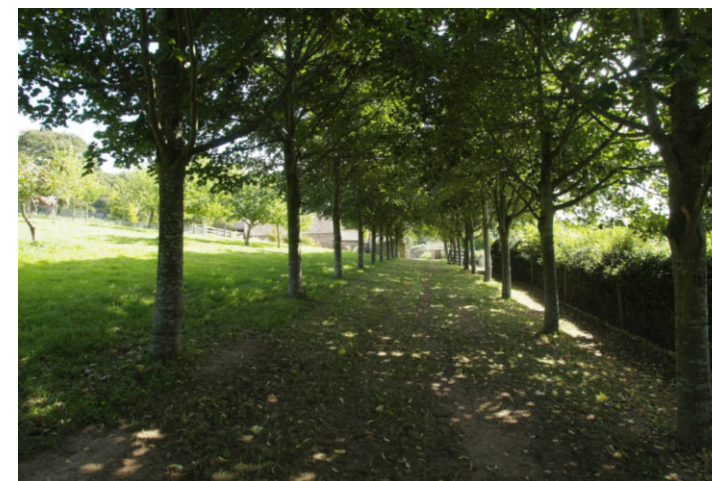
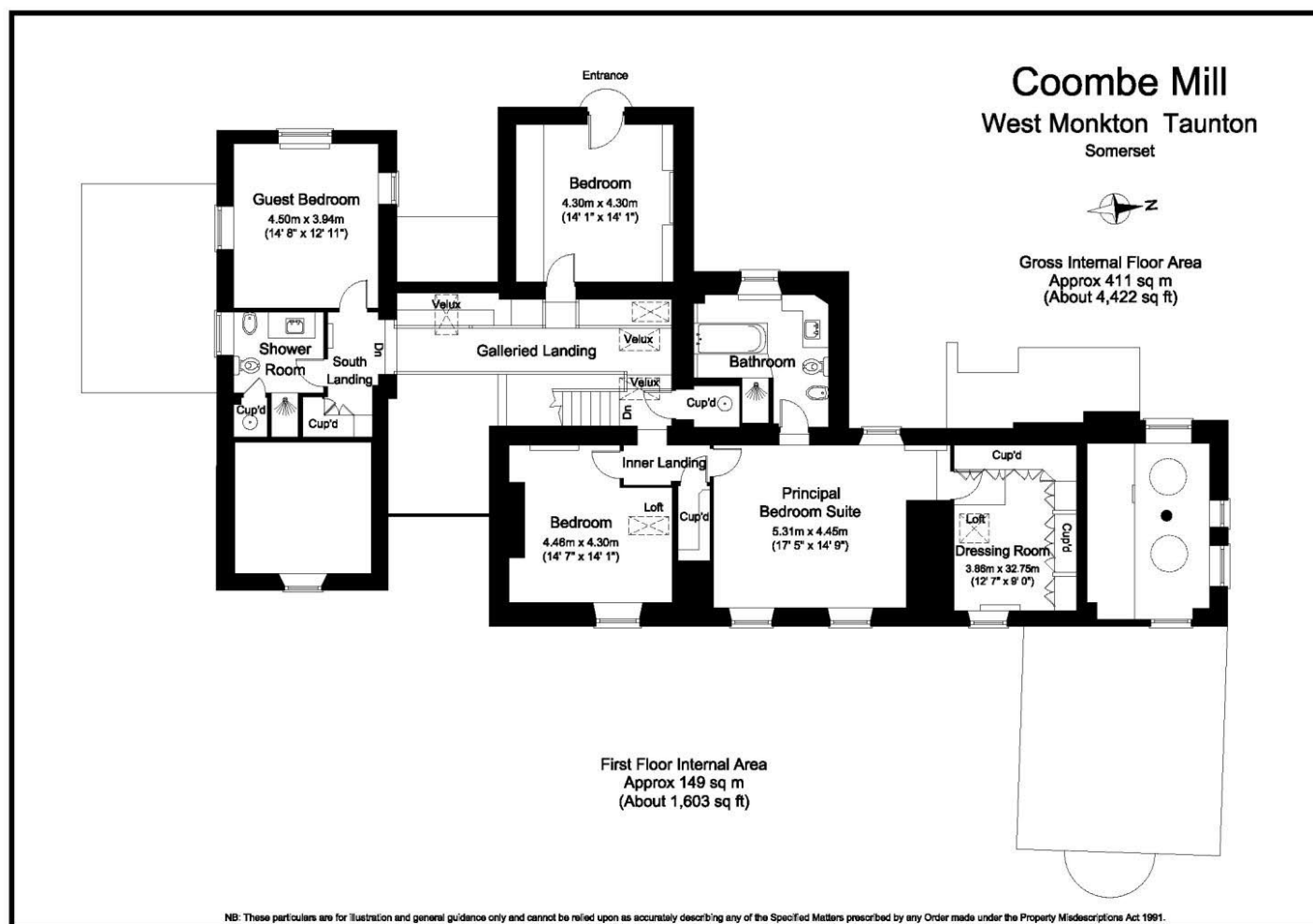
There is a stone built garden implement store situated along the drive which extends to the rear of the property and leads up to the three bay open fronted garage which has lighting and provides log storage. A barn lies to the west of the house on a higher level and has a large garage door leading into a garage space which provides storage for vehicles or garden implements. The barn is partitioned off. Other outbuildings grouped in the same area include garden store, potting shed and a further substantial building which provides excellent storage.

#### The Land

The land at Coombe Mill surrounds the property and extends in total to approximately 3.96 acres and can be identified on the attached plan. A further 3.1 acres is available by separate negotiation.

#### SURROUNDING AREAS

Coombe Mill is situated in the small hamlet of Coombe which is found to the north east of Taunton and at the southern end of the Quantock Hills. These hills have been designated an area of outstanding natural beauty and provide excellent walking and riding opportunities. Close by is the highly favoured village of West Monkton with its village inn, church, post office/convenience store and nearby farm shop. Whilst enjoying a peaceful setting, Coombe Mill is close to good communications, the M5 motorway (junctions 24 and 25) are both approximately four miles distant and provide access to Exeter, Bristol and London. The A38 passes through the small town of North Petherton which provides good day to day amenities. Taunton the county town provides comprehensive facilities with, in addition to a good range of shops, excellent schools within both the state and independent sectors, a theatre, county cricket ground, racecourse and a main line rail link to London (Paddington)





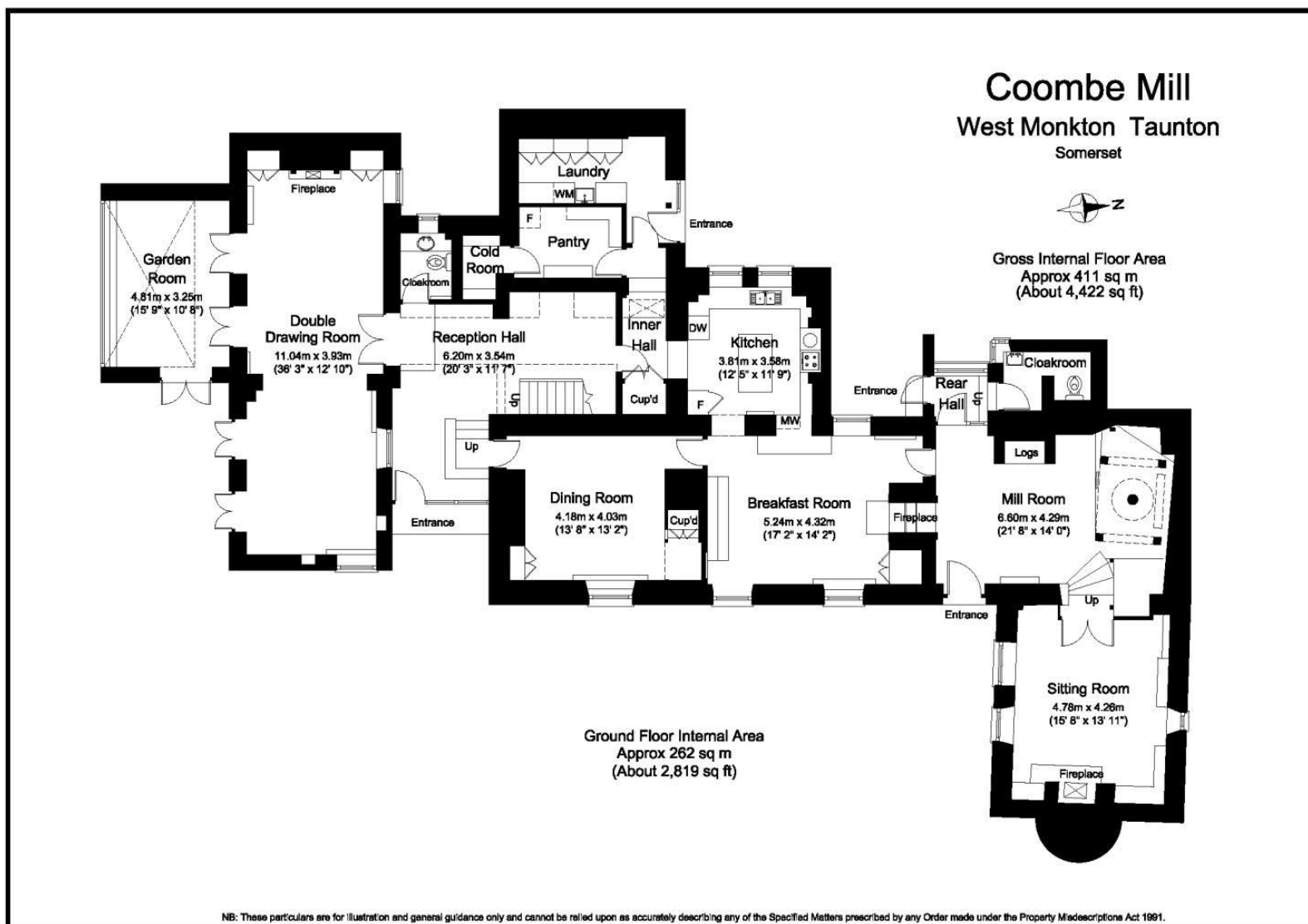


### DIRECTIONS

From the centre of Taunton proceed in an easterly direction to the Creech Castle junction, taking a left turn to North Petherton and Bridgwater on the A38. Proceed along this road through Bathpool for approximately one mile, look out to the left for Monkton Elm Nursery. Take this left turn and cross over into Dosters Lane. Proceed along this lane for approximately one mile and continue past the entrance to the church on the right, and continue straight on up Church Hill and take the first turn on the right to Coombe. Proceed along this road for approximately half a mile, passing Overton House on the left and continue down passing Coombe Farm on the right

and a little further along you will find Coombe Mill on the left hand side.

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