



Wallbridge Mills, The Retreat, Frome, BA11 5JU



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An extraordinary, imaginatively restored, eco-friendly RIBA award-winning Grade II-listed water mill, providing in excess of 5,000 sq. ft, set on its own idyllic islet within walking distance of the lively centre of ever-popular Frome, Somerset's creative hub. The property has a profit-making micro-hydro green energy operation, a prolific fruit orchard and vegetable garden, and also offers multiple living/work space opportunities.

Kitchen/dining room | Study/bedroom | Bathroom | Master bedroom with dressing room and en suite bathroom | Loft room | Spacious drawing room | Workshop | Second kitchen | Utility room | Shower room | 3 bedrooms |

North Mill - Kitchen/dining/living room | 2 double bedrooms, one with en suite shower room | Family bathroom |

Superb gardens and grounds extending to approximately 1 and a half acres | Garden studio | Log store | Greenhouse | Pavilion

There has been a mill on this spot since Domesday. Wallbridge was the first in the area to be adapted to generate electricity and has been the inspiration for bringing back to useful life another 20 mills nearby. The 10kph generator provides enough green power to pay for its own energy bills, council tax and other utilities. The property also benefits from many other eco features, conceived and introduced since the derelict buildings were cleverly brought back to life in the 2000s. The orchard offers an abundance of apples, plums and pears, while the large vegetable garden also helps to make living at the Mills self-sufficient. And if you have any energy of your own left, a free supply of logs for the many wood burners comes floating down the river, needing only to be hauled out, chainsawed, and seasoned.

Situation

Wallbridge Mills is situated on an eyot, or islet, in the River Frome, opposite the town's nature reserve, home to dippers, wagtails, egrets and twinkling kingfishers. Other river visitors include swans, herons, otters, and the occasional beaver surging past on its way to gnaw. And all this in walking distance of Frome railway station, with its bakery and new streetfood quarter, and the town centre less than a mile further on.

Frome is an ancient market town which has enjoyed growing prosperity in recent years, particularly since the arrival of its monthly independent market, which takes over the town's narrow streets in a riot of artisan and bespoke offerings, making it the most popular street market in the south-west. The medieval streets have a delightful collection of small independent shops, cafes, pubs and restaurants. The success of nearby Babington House club, together with other attractions has resulted in a lot of interest from out-of-the-area buyers seeking a familiar rather than entirely bucolic lifestyle.





The town has a long and rich artisan history. Founded on textiles and printing, the town was a wealthy cousin to Bath throughout the 19th and early 20th centuries. While the industries have changed, Frome's creative heart still beats strong. Frome station offers links to London Paddington with a journey time from approximately 1 hour and 40 minutes, and Bath and Bristol are in easy reach by road.

Description

The house itself has three main elements to it. On the south-west side there is a beautiful kitchen/dining room which blends seamlessly with the industrial heritage of the building, with the craftsmanship of a hand-built kitchen with black eco Everhot Range Oven.

On the far end is a bedroom suite, should you so wish, as there is an ensuite bathroom. Equally, this can be used as a study, its present role. Here you can also see the original millstones set in the timber floor.

At the rear of the entrance hall a staircase takes you up to a beautiful space which combines a large, vaulted master bedroom, a dressing room, bathroom and a spiral staircase taking you up to a further loft room. The views from the triple aspect are particularly fine. Beneath the house effectively in the lower ground floor is a substantial undercroft where you will find the workings of the Mill. Its riverside door leads out to the river and a small bankside terrace ideal for the morning sun.

The central part of Wallbridge Mills can easily be used as its own self-contained part of the house. The centre piece to this part of the house is a fantastic drawing room which is spacious and filled with light. There is a small kitchen, utility room and shower room, two loft bedrooms and a large bedroom. Also integral to the ground floor is a generous workshop, ideal for storage.

At the north-east end of the buildings is a very comfortable and award-winning two-bedroom house with rear veranda overlooking the river and nature reserve. This is entirely self-contained and currently rented out, another fruitful source of income.

Externally

The one and a half acre plot runs around the property and gives a wonderful sense of tranquillity with nature in abundance. The gardens are laid to lawn, meadow and woodland, with an orchard of mature apple, plum and pear trees. Our client, who sculpts, has a delightful artist studio in the grounds and there is also a well-designed open pavilion, ideal to catch the last of the summer setting sun and the scent of the roses nearby. A fenced vegetable garden and large log store complete the picture. There are two more river terraces, one on the eastern bank, the other nearer the house overlooking the mill race and the shimmering green willows on the opposite bank, with a glazed canopy for Spring and Autumn evenings, providing an ideal entertaining spot.

General Information

Somerset Council. Council Tax Bands – A and E. North Mill, Band D. Freehold tenure.

The Mill creates 10kw max output hydro power generation, earning up to £7,000 per annum. Klargester private sewage treatment plant. Electric car charger. Fibre optic internet connection.

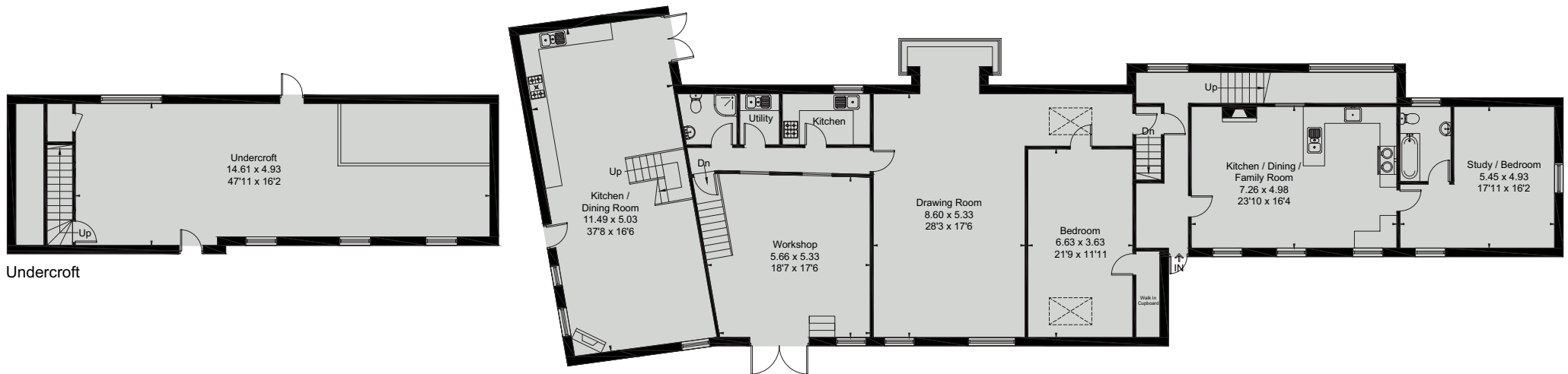




Approximate Floor Area = 547.0 sq m / 5888 sq ft



First Floor



Ground Floor

Undercroft

