



The Old Mill  
Knole, TA10 9HY

George James PROPERTIES  
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# The Old Mill

Knole, TA10 9HY

Guide Price - Offers in the Region Of £825,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

The Old Mill is a stunning character home which is presented in excellent order throughout and still retains many original features including the original mill, mechanical ironmongery and mill stones, exposed oak beams and in some parts original flagstone flooring. The property has been sympathetically extended now provides plenty of space for the family, there are four reception rooms along with a lovely kitchen/dining area opening to the gardens. To the first floor there are four bedrooms and the possibility of an annexe facility. Two large workshops can be accessed from the house and could form further accommodation if required. Outside there are mature gardens featuring a bridge over the stream and ample driveway parking. A short walk away is a paddock of approximately three acres available by separate negotiation.

## Services

Mains water, drainage, and electricity are all connected, Oil fired central heating to radiators. Council tax band E.

## Amenities

The Hamlet of Knole is tucked away from main roads and surrounded by beautiful countryside, it has remained very much unspoilt with a variety of mainly period cottages and houses. Long Sutton is situated approximately one mile to the East and offers facilities include the village hall, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils. A wide selection of amenities can be found in Somerton approximately three miles away.

## Entrance Hall

Accessed via a feature front door, there is a mosaic tiled floor, doors to sitting room, kitchen/diner and family room. Stairs to first floor landing, storage cupboard, radiator.

## Kitchen/Diner 18' 1" x 14' 9" (5.50m x 4.49m)

With bi-fold doors to the rear and Velux windows, the kitchen comprises a range of floor and wall units with granite worksurfaces and a pantry unit, a feature island with drawers, shelving and





cupboards, and an inset butler sink with a single mixer tap. Built in appliances include an induction hob in the centre island, a fan assisted oven, grill, microwave, dishwasher, fridge and freezer. Cast iron radiators, Pantry cupboard with a side aspect window featuring a butlers sink, shelving and work surface.

**Family Room** 18' 2" x 13' 10" (5.54m x 4.21m)

With windows to front and rear, fireplace with surround, radiators. Doors to kitchen/diner and hallway.

**Sitting Room** 18' 1" x 15' 9" (5.50m x 4.79m)

With front aspect window, feature log burning fireplace, cast iron radiator, opening to dining room, door to study.

**Dining Room** 20' 8" x 12' 9" (6.30m x 3.89m)

With bi-fold doors to the rear, a side aspect window and triple Velux windows overhead. Cast iron radiators, oak double doors to workshop, internal glazed door to kitchen/diner.

**Study** 18' 2" x 12' 1" (5.54m x 3.69m)

With a front aspect window and solid oak door to the driveway. Cast iron radiator, original mill ironmongery, exposed beams, flagstone flooring, radiator, stairs to annexe bedroom.

**Annexe bedroom/4** 18' 0" x 11' 9" (5.48m x 3.57m)

With windows to front, exposed beams, original mill stone with viewing window, radiators. Door leads to annexe living space.

**Annexe kitchen/living space** 32' 9" x 14' 9" (9.99m x 4.50m)

A substantial room with overhead Velux windows, rear aspect glazed double door and internal window overlooking the main dining room. The kitchen area comprises wall and floor storage units with oak work surfaces, inset sink with a single mixer tap and drainer unit. Built in appliances include a four ring electric hob with extractor fan above and fan assisted oven below, integral fridge and dishwasher. This sitting room area has overhead exposed beams and plenty of space to define sitting and dining areas. The rear aspect doors leads to a small balcony with external staircase to the rear garden providing its own entrance. Cast iron radiator and internal door to bathroom.

**Bathroom** 4' 7" x 7' 2" (1.40m x 2.19m)

Suite comprises a panel enclosed bath with a single mixer tap, shower attachment and glazed shower screen, a wall mounted electric Mira shower, a pedestal wash hand basin and WC. Fully tiled walls, extractor fan, chrome heated towel rail.

**Workshop** 27' 2" x 15' 2" (8.29m x 4.63m)

With rear and side aspect windows, power points and lighting, butlers sink, floor mounted oil boiler, doors to a refitted WC with a cistern enclosed WC and feature wash hand basin, utility room with space and plumbing for a washing machine and tumble dryer, store room. Double doors to secondary workshop, flagstone flooring.





**Secondary workshop** 34' 3" x 11' 1" (10.43m x 3.39m)

With rear aspect barn style doors, side aspect door and window, vaulted ceiling, power and lighting.

**First Floor Landing**

With front aspect window, hatch to loft space.

**Bedroom 1** 17' 11" x 15' 11" (5.47m x 4.86m)

With front and rear aspect windows, built in wardrobes and dressing table, exposed timber floor, radiator, door to family bathroom.

**Bedroom 2** 18' 0" x 13' 10" (5.48m x 4.22m)

With front and rear aspect windows, radiators, door to en-suite.

**En-suite** 4' 2" x 9' 10" (1.28m x 3.0m)

Suite comprises a shower cubicle with glazed door, wash hand basin and WC.

**Bedroom 3** 9' 11" x 7' 4" (3.02m x 2.23m)

With rear aspect window, radiator.

**Family Bathroom** 9' 11" x 7' 3" (3.02m x 2.21m)

A four-piece suite comprising a feature freestanding bath, shower cubicle, wash hand basin and WC. Rear aspect window, door to main bedroom.

**Outside**

Occupying a generous sized plot, to the front is a lawned area with stream, gravelled driveway providing ample parking, mature shrubs, trees and borders. A pathway leads to the side alongside the stream and water mill with a railway sleeper bridge crossing over to the rear garden. To the rear are areas laid to lawn and patio, mature borders, stairway to annexe living space, access to secondary workshop, external lighting and water tap. A short walk away is an equestrian field of approximately three acres available by separate negotiation.









GROUND FLOOR  
2361 sq.ft. (219.4 sq.m.) approx.



1ST FLOOR  
1580 sq.ft. (146.8 sq.m.) approx.



TOTAL FLOOR AREA : 3941 sq.ft. (366.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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