



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Mill Street Wincanton

Offers In Excess Of  
£140,000

### Spacious Apartment in a Historic Building – Heart of Wincanton

Step inside this great Grade II listed conversion, once a Chapel School built in 1859 and later a printing works. Today, it's a unique and character-packed home that blends history with modern style.

### Spacious Accommodation

Offering an impressive 906 sq. ft of space, this ground-floor freehold apartment boasts a large open-plan kitchen, dining, and living area – perfect for entertaining or relaxing. The layout is smart, sociable, and ideal for modern living.

### Comfortable Bedrooms & Large Bathroom

There are two generous double bedrooms and a surprisingly large bathroom, providing both comfort and practicality. With its clever design and flexible layout, this home feels more like a house than an apartment.

### Private Entrances & Outdoor Space

Enjoy the benefit of two separate entrances and a front garden area, perfect for morning coffee or a few potted plants. There's also on-street parking right outside for convenience.

### Full of Potential

Already comfortable as it is, the property still offers plenty scope to modernise and personalise to add extra value – a great opportunity for first-time buyers, downsizers, or investors looking for something special in central Wincanton.





## The Property

### Accommodation

#### Inside

The main entrance lies to the side of the building where double doors open into a communal entrance hall with stairs rising to the first floor and door to this apartment. The apartment also has a double storage cupboard in the communal entrance. The front door opens into the hall, which has a double cloaks cupboard and doors leading off to the accommodation. For practicality and appearance, the floor is laid in a wood effect laminate, which continues into the open plan living space.

The living space benefits from two large windows with additional glazing to the front of the building plus double doors, with further timber doors to the front. There are display shelves and cabinets that provide useful storage, and there is

plenty of room for a large dining table and chairs as well as armchairs and settees for relaxing.

The kitchen is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is a built in electric oven and gas hob with an extractor hood above plus space for fridge/freezer and plumbing for a washing machine.

There are two double bedrooms that lie to the back of the apartment, both have a high level window with additional glazing and the main bedroom has a bed frame cabinet. The bathroom is surprisingly large and is fitted with a bath, walk in shower cubicle, WC and pedestal wash hand basin.

### Outside

From the pavement, a metal gate opens onto a flagstone path that leads to steps rising to the double timber doors of the open plan living space. The apartment has use of the frontage and it could be transformed into a delightful seating area. On either side of the path there are gravelled areas and the whole frontage is enclosed by the original metal railings.

### Useful Information

Energy Efficiency Rating tba  
Council Tax Band A  
Original Arched Window with secondary internal glazing  
The gas boiler is not functional and this will not be rectified by the seller  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

Postcode - BA9 9AP  
What3words - octagon.arching.fetches

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.