



L I T T L E N O R T O N M I L L





Little Norton Mill

Norton-sub-Hamdon, Somerset, TA14 6TE

- Norton-sub-Hamdon ¼ mile
- A303 2 miles
- Crewkerne 5 miles
- Yeovil 6 miles

A beautiful period Hamstone house and ancient watermill, together with 8 self-catering holiday units, situated on the edge of this most attractive Somerset village. Stunning gardens, meadows with stream and mill pond. In all 6.7 acres.

- Beautifully presented 4 bedroom period farmhouse
- 8 self-catering holiday cottages/apartments
- Mill leat pond and watermill
- Extensive landscaped gardens
- Attractive edge of village location with amenities
- Field shelter and paddock with separate access
- Good access A303 (2 miles) and mainline train station (5 miles)

In all about 6.7 acres

Stags Holiday Complexes
21 Southernhay West,
Exeter, EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

The London Office
40 St James's Place,
London, SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



stags.co.uk



Introduction

Little Norton Mill offers a rare combination of tranquil village lifestyle with established and profitable holiday letting income, together with extensive, well laid out and maintained gardens, pasture meadows with stream and field shelter. The whole occupies the perfect village edge location within walking distance of a range of amenities within this quintessential Somerset village. Most of the dwellings are grade 2 listed along with the old water mill, with it's working water wheel. The farmhouse provides period charm with character and spacious rooms of modernised and improved accommodation. This property presents the perfect opportunity to step into the country lifestyle with a successful turnkey business attached.

Situation

Little Norton is a small rural hamlet at the foot of Ham Hill and Country Park on the edge of Norton-sub-Hamdon village. The village has good local amenities including a pub, shop and post office, primary and junior school, church and village hall with various village activities.

Wider facilities can be found at Crewkerne (5 miles) which has a Waitrose supermarket and a mainline rail link to London Waterloo. Yeovil (6 miles) is the commercial centre for the area with an excellent range of services including shops, sports clubs, garages, supermarkets, a hospital and cinema. There are also direct trains from Yeovil to London Waterloo.

Road links in the area are good with the A303 trunk road from Exeter to London being within 2 miles, while the M5 (J25) can be found at Taunton. Bristol International Airport and Exeter Airport are both easily accessible.

The area is well served by independent schools including Hazelgrove at Sparkford, Chilton Cantelo and Park School at Yeovil and Millfield at Street.

Little Norton Mill

Set back from the village road, the mill house was believed to be built around 1900 from the local golden colour hamstone. Offering well-proportioned and beautifully presented accommodation it is an attractive family home that has been well maintained, modernised and improved. The accommodation in brief comprises:-

Entrance hall with stairs off. Sitting room with wood burning stove, Kitchen/dining room with fireplace, fitted kitchen area with a range of cupboards complemented by moulded composite worktops. Office with flagstone floor. Laundry room with cloakroom, accessed from outside.

On the first floor there is a 24', dual aspect drawing room with wood burning stove and French doors to the balcony. There are two bedrooms and a bathroom with separate shower. On the second floor are two further bedrooms and a shower room.

The Holiday Units

All the units have been recently refurbished and improved. They comprise:-

Magnolia, Willow, Lilac & Tamarisk Cottages (each sleep up to 4)

These two storey cottages overlook the mill pond and garden from the first floor living accommodation. They have spacious and well-equipped open plan living room/dining room/kitchens. On the lower ground floor Magnolia and Willow have two bedrooms and a bathroom whilst Tamarisk and Lilac have two bedrooms with ensuite shower rooms.





Pieris, Paeonia, Acer & Erica (each sleep up to 2)

These apartments were converted from the original mill barn and have an open plan living room/kitchen, a double bedroom and a bathroom.

The Business

The self-catering holiday business has been established since the late 1980s and the letting units are primarily marketed through the website www.littlenortonmill.co.uk with the majority of bookings being direct to the owners, avoiding agents commission. Another measure of the quality of the success of this business is the level of repeat bookings running at around 50%, a very high percentage for the industry. Accounts can be made available to interested parties following a viewing.

The Gardens and Land

The established gardens are a real feature of the property with an abundance of mature trees and shrubs, terraced lawns and ponds. There are pathways to explore and seating areas from which to enjoy the peace and quiet of the surroundings. There are two paddocks either side of the stream with a bridge connecting and a field shelter with access from the road. These would provide the perfect enclosures for livestock of many sorts including horses and ponies, as well as sheep, pigs and Alpacas. Some small fenced pens provide smaller spaces for goats, chickens etc. Overall the land provides the perfect setting with great smallholding potential if desired. The gardens and paddocks also provide potential to further expand the business through glamping, subject to the necessary planning consents. In all the whole property extends to 6.7 acres.

Outbuildings

The original 3 storey mill house has a refurbished 4m water wheel and is Grade II Listed. Other buildings include a summer house at the top of the garden, a machinery/log store and the field shelter.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of the furniture, contents, fixtures, fittings and equipment in the letting units will be included

Local Authority

South Somerset District Council.
www.southsomerset.gov.uk

Outgoings

Main house – Council Tax Band E.

The holiday cottages have a Rateable Value of £16,200.

Services

Mains water, electricity and drainage.

Oil-fired central heating in main house

Electric storage/convector heating in the holiday cottages.

Fibre Broadband Approx. 70mbps - networked across the site.

Directions

From the A303 turn off at the A356 signed to Crewkerne. Follow the A356 for about ¼ mile and turn left to Norton-sub-Hamdon. Continue through the village, passing the Lord Nelson public house, to Greenhams Cross. Bear left and Little Norton Mill is about ¼ mile on the right hand side.

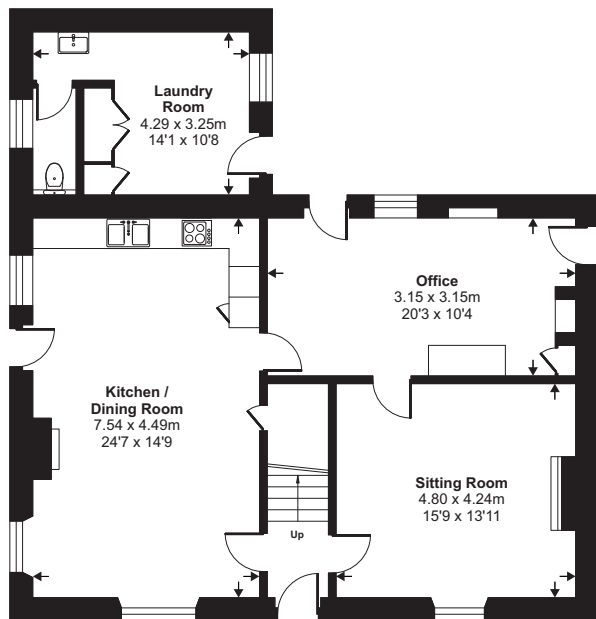
Viewing

Strictly by appointment with Stags Holiday Complexes department on 01392 680058.

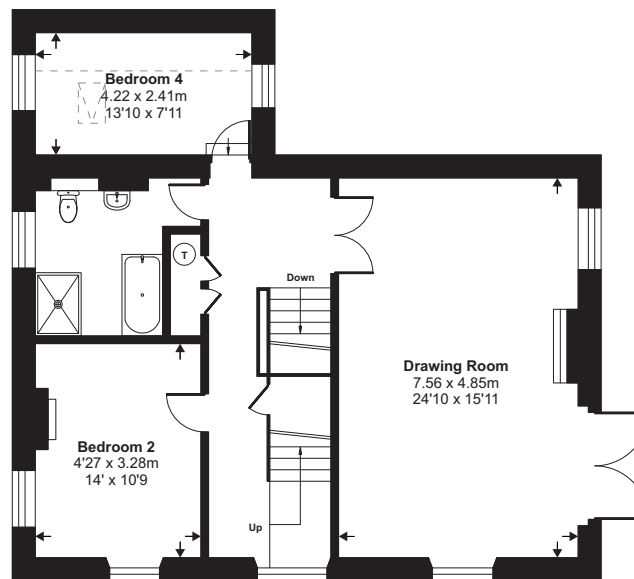
Disclaimer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

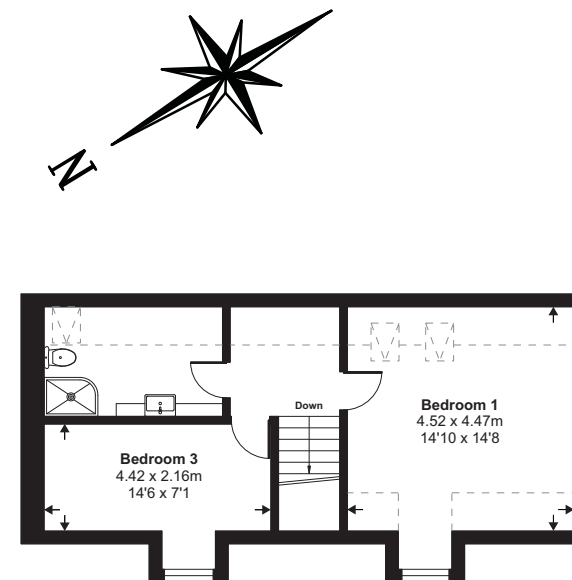




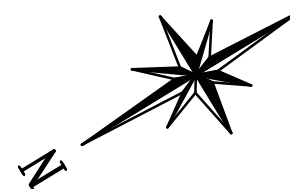
Ground Floor



First Floor



Second Floor



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