

The Old Mill

Bere Mills • Sea • Ilminster • Somerset







The Old Mill

Bere Mills, Sea, Ilminster Somerset TA19 0SE

Ilminster town centre 1.7 miles • A303 / A358 Southfields Roundabout 2.5 miles
Taunton M5 junction 25 11.5 miles
(Distances approximate)

The best of both worlds. Set in 4.84 acres at the end of a no-through lane this former mill house offers rural tranquility with great accessibility, being surrounded by attractive countryside and the pretty market town of Ilminster close-by.

In all 4.84 acres (1.96 ha)

For Sale by Private Treaty

Sole Agents:
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Situation

Bere Mills is a small enclave of houses at the end of a no through lane, right on the southern outskirts of the hamlet of Sea. Despite the rural surroundings and views over the immediate countryside, it's just a 5 minute drive back into the pretty market town of Ilminster with its wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. The market square serves as the bus stop for local bus services to neighbouring towns and the Berry's Superfast coach service to London. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to socialise including pubs, cafes, and restaurants. There are several take-away establishments. There's a dental surgery as well as modern health centre on the southern side of the town and a newly merged Primary School (Herne View). Ilminster is arguably one of South-Somerset's

- Conversion of a former mill set in 4.84 acres
- Rural yet accessible location in attractive hamlet
- Range of paddocks and useful outbuildings
- Versatile and stylish accommodation over two floors
- Full of character features including original mill workings and flagstone floors
- Flexible and spacious ground floor layout
- Scope to work from home/ground floor hobby space
- Potential for ground floor bedroom/annexe space if required
- Ample parking and additional vehicular access to rear
- Oil fired central heating, solar PV panels with battery storage



prettiest market towns and has everything you need for day to day living on your doorstep. Bere Mills is also within easy reach of the A358, A30 and A303 for those needing good road links to the M5, London or Exeter. The nearest rail stations are Crewkerne or Axminster for the Waterloo line or Taunton for the faster London Paddington or Bristol lines.

The Property

With its particularly spacious ground floor accommodation and flexible internal layout this Victorian former water mill retains many character features including flagstone flooring, exposed beams and even some of the original mill workings both internally and externally. The former mill wheel also sits on the south elevation (although the leat is no longer in use, remaining mostly dry throughout the year). Originally converted by the Somerset Restoration Trust, the property does have the added benefit of NOT being a listed building. This has allowed the current vendors to further improve the property more recently with the addition of new double glazed windows and doors, solar PV panels and battery storage, alongside many cosmetic improvements including refitted family bathroom and a beautiful new kitchen / breakfast room. It's the perfect rural yet accessible home from which to live the "good life" as it offers a manageable but flexible accommodation with ample outdoor space for hobbies, animals or smallholding use.



At the front, a large and practical covered storm porch creates a sizeable and undercover entrance area also perfect for convenient storage of logs for the wood-burner and other items you need to keep out of the weather. The front door opens into a spacious boot room with practical rubber flooring perfect for both two and four-legged members of the family. This in turn opens up onto the garden at the rear giving easy access to the outside without having to go through the rest of the house. To one side, is a large room currently used as a separate pantry with double aspect windows and offering great scope for conversion to another reception room, a studio for hobbies or even a ground floor bedroom if you have a dependant relative who requires single level living. Currently there is lots of room for extra freezers and workspace.





The beautifully fitted kitchen / breakfast room connects you to the rest of the accommodation and has been fitted with lovely travertine stone tiles to complement the character of the building. The units include shaker style floor and wall mounted cupboards with oak worktops and open oak display shelving, with a ceramic butler sink to fit with the period feel and a "Quooker" boiling water tap. The units include a Fisher and Paykel double drawer style dishwasher, designated space for your own american style fridge freezer, and a modern electric AGA for both cooking and giving that background cosy

warmth in the cooler months. The complementary central island offers a substantial place to sit for both informal dining and socialising.

A door from the kitchen leads through into a separate utility room, with useful adjoining downstairs shower room and a designated study, tucked away from the hustle and bustle of the main house and giving the ideal space to work from home.

Beyond the kitchen is an inviting sitting room which also

opens onto the garden at the rear. A feature fireplace houses a contemporary woodburning stove and the overhead beams are complemented by wood flooring. A step leads up into a particularly generous reception room across the front of the house. At the front is a courtyard style garden planted with lavender and olive trees, framing the path to the original front entrance. The garden immediately adjoining the rear of the property has been cleverly designed in a dry-river bed style with attractive cobbles, gravel and paving interspersed with sun-loving plants including herbs, self-seeders and colourful perennials. A metal pergola gives shade from the sun and a cooler spot to relax and entertain. This area is bordered by a further well-stocked border with large lawned garden beyond large enough for a family or keen gardeners to enjoy in addition to the further land and outbuildings beyond.

First Floor

The first floor landing is lit with light from the south-westerly rear elevation, with typically deep window sills set into the solid stone walls. The master bedroom enjoys fantastic views across the countryside with a full length picture window, and a tastefully modernised en suite shower room. The optional adjoining bedroom gives you the ideal opportunity to use this as a walk-in dressing room or nursery if you prefer. As well as



this room, there are two further double bedrooms, again with lovely outlooks over the countryside and land.

The family bathroom has been beautifully updated in a period style with freestanding claw-foot slipper bath. heritage style WC and wash hand basin with feature period light fittings and stunning green glazed tiles.

Please see floorplan for accommodation and measurements.

Outside

The property is approached along a no through lane and owns a proportion of the frontage, as well as designated parking area within the old stone walls at the front. There is also a very useful additional store room accessed from the side and adjacent to the pantry, potentially providing scope for further conversion. A gateway to one side of the property provides vehicular access to the rear of the property and down through the land towards the outbuildings. The oil tank and a metal storage shed lie to one side.

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A metal and timber sleeper bridge crosses the River Isle and leads over to the remaining land. To one side is a designated kitchen garden area with polytunnel and raised beds. There is also a fruit cage, small orchard area with fruit trees and chicken run. Further land beyond is laid out as several interconnecting paddocks for various livestock. There is a good range of modern timber outbuildings / storage and further stores / animal pens.

The vendors have created a natural clay-lined pond for visiting wildlife and waterfowl. The land closer to the southernmost boundary has been rewilded.





Services

Ultrafast broadband is available in the area. With regards to mobile signal, a signal is available from all four providers outdoors, however if indoors you may be limited to a voice signal only and this is mostly likely to be via Vodafone. All information provided by Ofcom.org.uk

Mains electricity and water connected. Private drainage via shared sewage treatment plant. Oil fired central heating. Solar PV panels and battery storage.

Tenure

Freehold

Local Authority

Somerset Council Band F

Property Information

As is often the case, the title register includes various rights and covenants and we are happy to provide a copy of the title register upon request if a prospective buyer would like to check these prior to viewing.

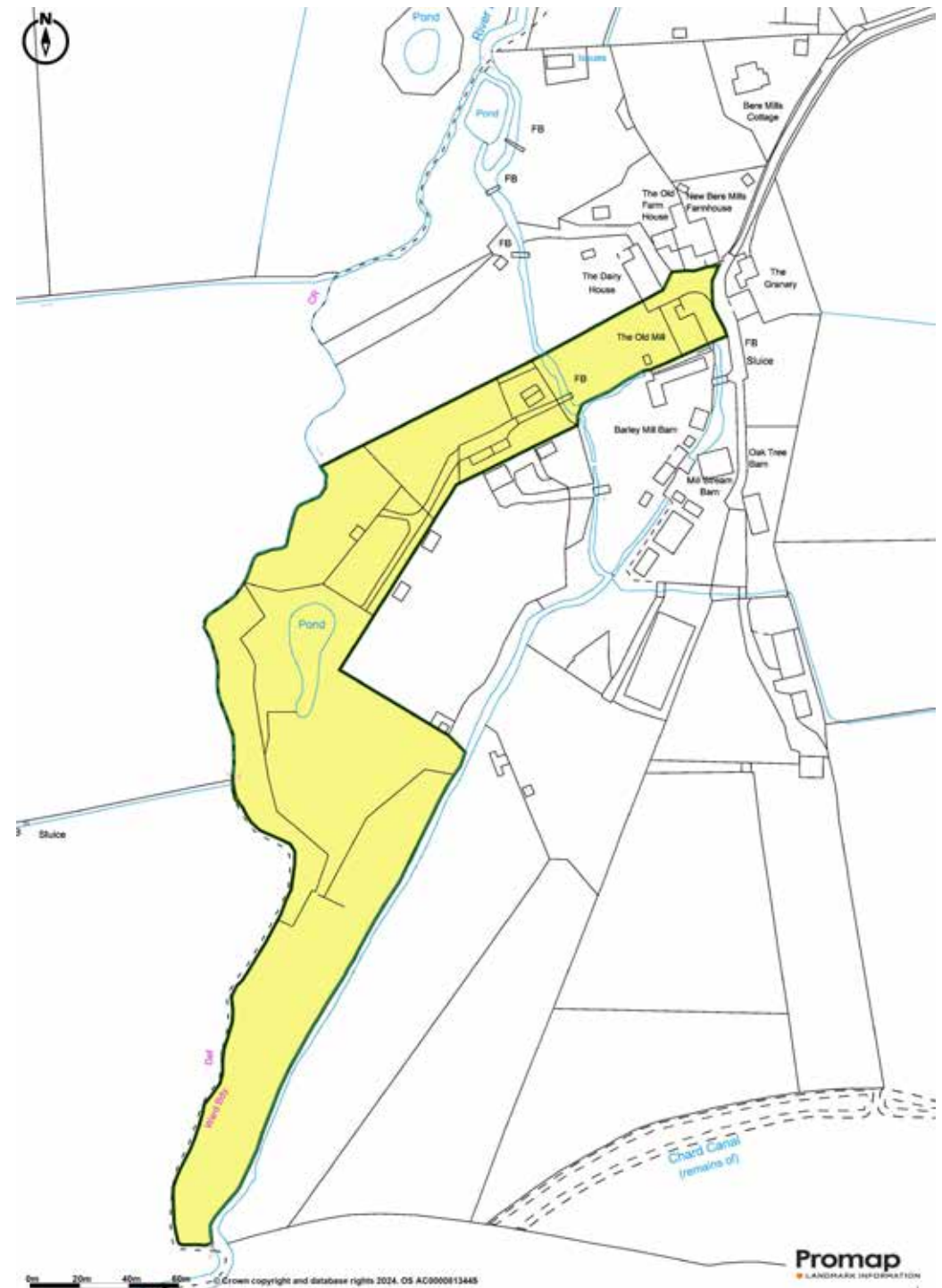
Flooding - the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there has been no issues for this property with flooding during their ownership.

Directions

From Ilminster proceed south out of town through Dowlish Ford and Sea. On the S-bend as you leave Sea, turn left towards Bere Mills and follow the lane to the hamlet at the end. The property can be found on the right hand side.

Viewing

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information if required is available from our Ilminster office on 01460 200790



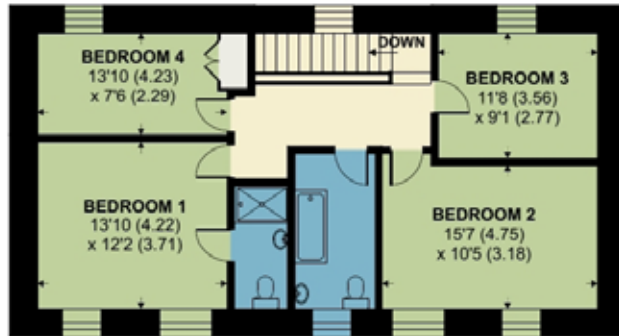
Bere Mills, Sea, Ilminster

Approximate Area = 2710 sq ft / 251.7 sq m (excludes storage room)

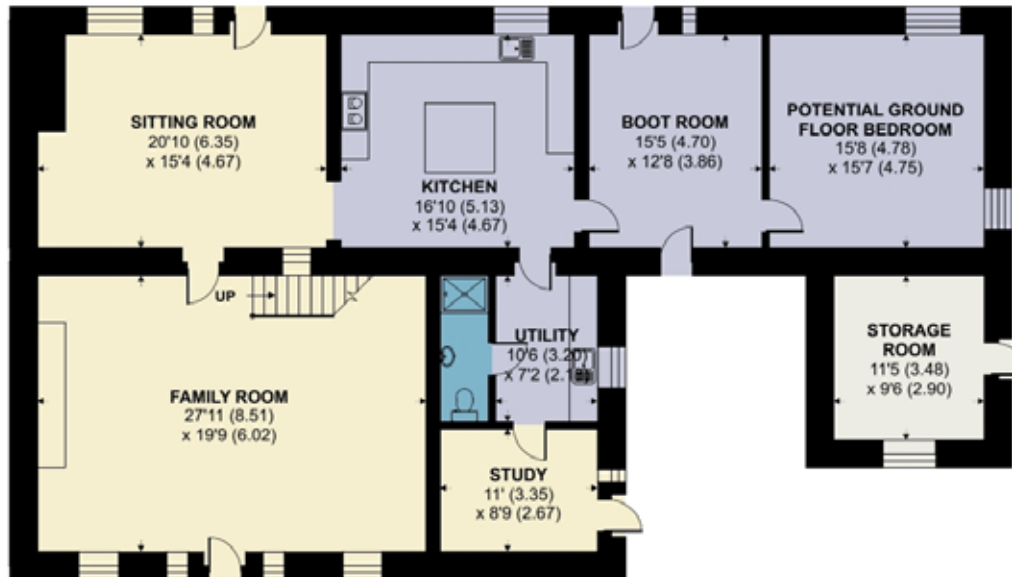
Outbuilding(s) = 1019 sq ft / 94.7 sq m

Total = 3729 sq ft / 346.4 sq m

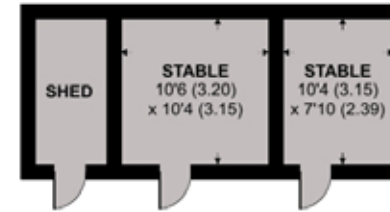
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

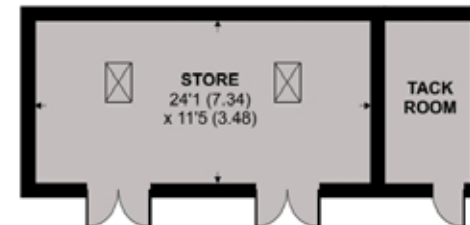


OUTBUILDING 3



OUTBUILDING 2

OUTBUILDING 4



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1134054



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard.
4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages



