



THE OLD BREWERY

The Old Brewery, Water Street, Mere, Wiltshire, BA12 6DY



A rare opportunity to acquire one of Mere's best known properties

FOR SALE FREEHOLD



THE OLD BREWERY



Mere is an attractive market town located on the south western edge of Salisbury Plain, close to the borders with Somerset and Dorset. It has a population of just over 4400 (Source: 2021 Census).

It has good communications by road with direct access to the A303, which links to London and Exeter, together with mainline railway stations at Gillingham (5 miles) and Warminster (10 miles), providing services to London, Bath, Salisbury, Exeter, Bristol and Southampton.

The town has a good range of shops and facilities, including a Post Office, Chemist, Co-Op Supermarket, Butchers, Greengrocers, Fire and Police Station, Museum, Public Library, Health Centre, Primary School and 3 Public Houses.

Nearby attractions include Stourhead House (3 miles), Stonehenge (23 miles), Longleat (11 miles) and Wincanton Racecourse (10 miles).

Mere is within easy reach of several highly regarded schools in the area including Hazelgrove, Clayesmore, Sherborne and Bryanston.



A UNIQUE
PERIOD HOUSE
IN THE HEART
OF MERE

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Originally a Brewery dating from the 1800's, the property became a milk factory from 1900, which was subsequently owned and operated by Cow & Gate/Unigate from the late 1950's. In the 1970's it was acquired by Robin Yapp who transformed it into the home of the Yapp Brothers Wine Merchants' to the present day.

The site now provides 14,531 sq ft of mixed residential and commercial floor space.

The main two storey house provides spacious accommodation comprising 5 bedrooms, of 4102 sq ft, together with loft space and conservatory. There is a first floor office accessed via external steps, comprising 433 sq ft, which could be incorporated within the main house.

The remainder of the property comprises a number of commercial buildings comprising 8,868 sq ft, of which there are 6 warehouse/storage areas, a wine shop and sales office.

It includes "The Pound", an access way off Hazzards Hill at the rear of the storage buildings which is no longer used as a means of access to the property.



POTENTIAL
FOR A
COURTYARD
STYLE
DEVELOPMENT





THE OLD BREWERY

The house was restored by Robin Yapp during the 1970s and in the process the two original cottages were amalgamated into a single dwelling, today it is one of the most recognisable properties in the centre of Mere and boasts over 4,000sqft.

Upon entering the house, you are immediately met by a welcoming open plan kitchen complete with quarry tiled flooring throughout and plenty of above and below storage cupboards. Just off the kitchen, there is a library/study and a spacious separate utilities room.

Moving through the house you are greeted by the first of the two main reception rooms, the first currently is laid out as an open plan dining room/snug living room featuring flagstone flooring and timber beams, a woodburning stove and French doors that lead into the garden. It is a very pleasant room that gets the sunlight throughout the day and afternoon due to its south westerly aspect.

To join the two original houses, a link was built by Robin Yapp during the refurbishment which houses a downstairs loo and the stairs to the first floor. This link also provides access to the second of the two reception rooms. The second of the two reception rooms is very welcoming, comfortable and is filled with an abundance of natural sunlight as a benefit of the sliding doors along the south face of the house.

“The grotto” is also accessed at ground level via the conservatory, it is a very unique room which features a plunge pool that is chilled by the natural spring underneath. It was historically used to keep the milk churns cool prior to transportation.

The upstairs accommodation features 5 bedrooms, 4 of which are doubles. The main bedroom is a delightful room that looks out over the garden, has vaulted ceilings with exposed timber beams. The principal bedroom is complimented by a spacious en-suite which features a walk-in shower. To complete the first floor accommodation, there is a large main family bathroom which can be found at the end of the hallway. Also at first floor level is the office, it was previously connected to the main house when Robin Yapp owned the wine business. The historical connection to the main house could easily be reinstated. A sizeable loft room can also be found via a staircase tucked away just off the landing, it's a flexible space that could be used for storage or as a child's games room.

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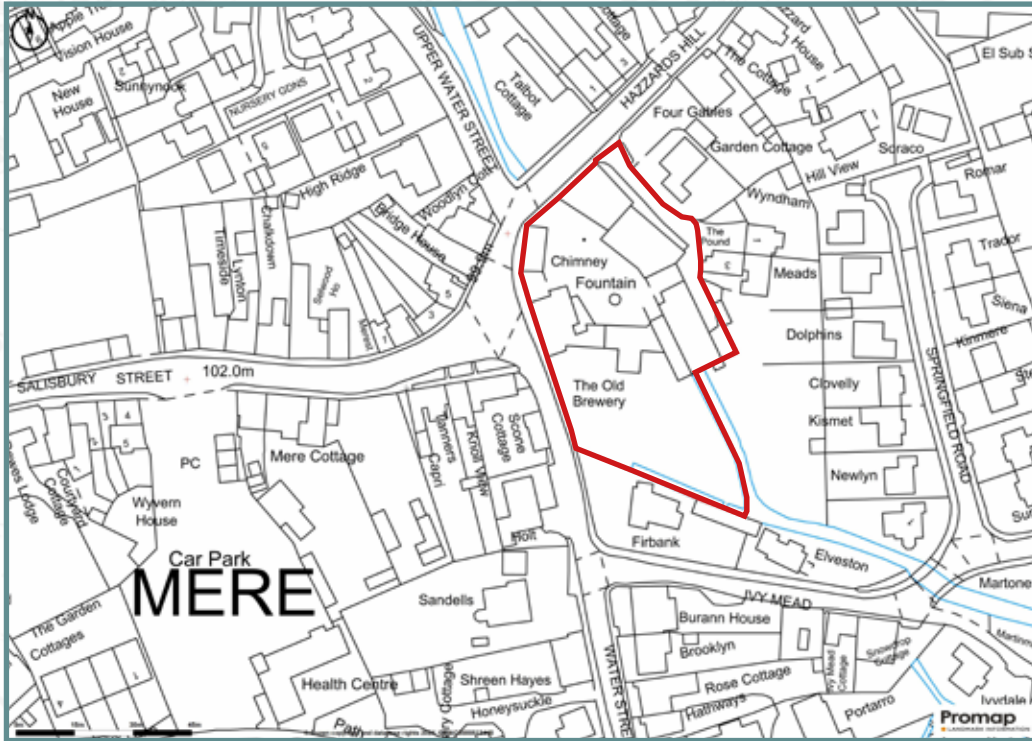
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To view the property video scan the QR code below.



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Accommodation

A summary of gross internal floor areas for the property are as follows:-

Residential

Ground Floor

Main House	2,070 sq ft	(192.30 sq m)
Conservatory	321 sq ft	(29.82 sq m)
Store	437 sq ft	(40.60 sq m)

First Floor

Main House	2,032 sq ft	(188.77 sq m)
Loft	375 sq ft	(38.84 sq m)
Office	433 sq ft	(40.22 sq m)
Total Residential	5,663 sq ft	(526.09 sq m)
Garden	0.303 acres	(0.123 hectares)

Commercial

Ground floor wine shop	489 sq ft	(45.43 sq m)
First floor office	497 sq ft	(46.17 sq m)

Storage buildings

Building 1

Ground floor	1,560 sq ft	(144.92 sq m)
First floor	1,560 sq ft	(144.92 sq m)

Building 2

Ground floor	1,998 sq ft	(185.61 sq m)
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Building 3

Ground floor	397 sq ft	(36.88 sq m)
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Building 4

Ground floor	500 sq ft	(46.45 sq m)
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Building 5

Ground floor	1,259 sq ft	(116.96 sq m)
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Building 6

Ground floor	608 sq ft	(56.48 sq m)
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Total Commercial	8,868 sq ft	(823.84 sq m)
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Overall Total Floorspace	14,531 sq ft	(1,349.93 sq m)
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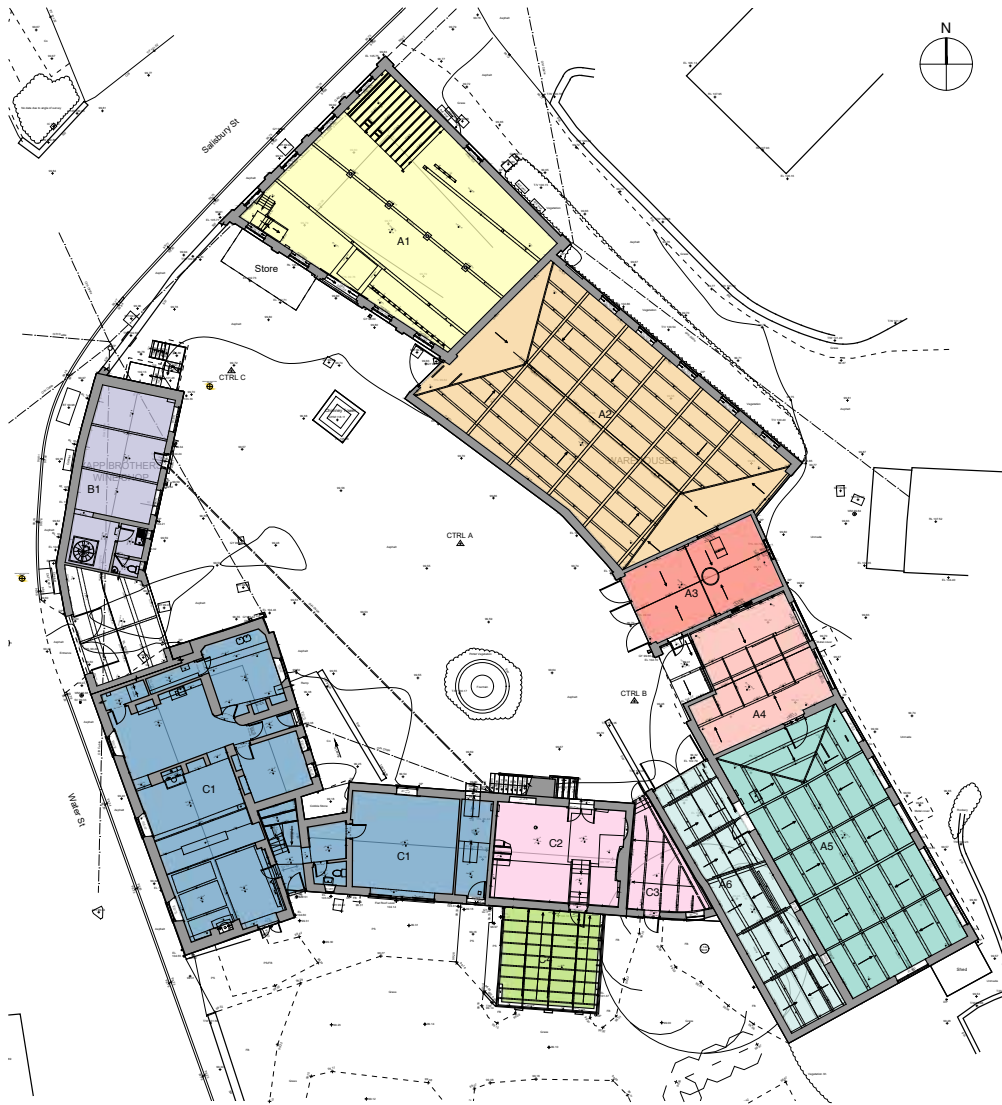
Total Site Area (inc. builds)	0.74 acres	(0.3 hectares)
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Ground Floor

First Floor



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TENURE

Freehold held under Title numbers WT223833 and WT267557.

PRICE

£1,500,000

VAT

The property has not been opted to tax therefore VAT will not be payable on the sale price.

BUSINESS RATES

Rateable Value £22,250

Rates payable to yr end 31/3/25 £11,102

COUNCIL TAX

Band D.

VIEWING

Strictly by appointment only, please contact:-

Philip Holford

07909 555 777

philipholford@myddeltonmajor.co.uk

Chris Holford

07817 299 577

chrisholford@myddeltonmajor.co.uk

SERVICES

Mains electricity, gas, water and drainage services connected. The house has a gas fired boiler providing central heating and hot water. The warehouses are unheated.

ENERGY PERFORMANCE

House D59

Shop/Office D57

Warehouse B41

PLANNING

The property has been used for over 50 years as a wine merchants depot, offices and retail shop with residential house and gardens.

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