

The Old Brewery Mere





The Property

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 sqft of mixed residential and commercial floor space.

The main two storey house provides 4035 sqft of spacious accommodation including 5 bedrooms, together with loft space and conservatory looking out over circa 0.3 acre of mature gardens.

There is a first floor office accessed via external steps, comprising 433sqft, which could be incorporated within the main house. The remainder of the property comprises a number of commercial buildings comprising 10,063 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

A potential 'live/work' opportunity of mixed residential and commercial buildings set in circa 0.74 acre providing an outstanding development opportunity in the heart of town

The Old Brewery, Water Street
Mere, Wiltshire, BA126DY

Guide Price:
£1.250,000



- Development Project
- Main House; 5 Bedrooms
- 6 Warehouses/ Stores
- Easy Access to Road Network
- Walkable to all Local Amenities
- Live/Work Opportunity
- Commercial Buildings
- Former Wine Shop & Office
- Stunning Period Buildings
- Glorious Local Countryside

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. Ofcom suggests good mobile coverage for all main providers and Superfast Broadband is available.

EPC Rating

D (59) House, D (77) Shop/Office B (41) Warehouse

Tenure

Freehold

Outgoings

Council Tax Band: C

Size

14,531 sqft (total)

















Outside

The house was restored by Robin Yapp during the 1970s and in the process the three original cottages were amalgamated into a single dwelling, today it is one of the most recognizable properties in the center 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, a spacious separate utilities room and pantry/wine store.

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 cloakroom 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.

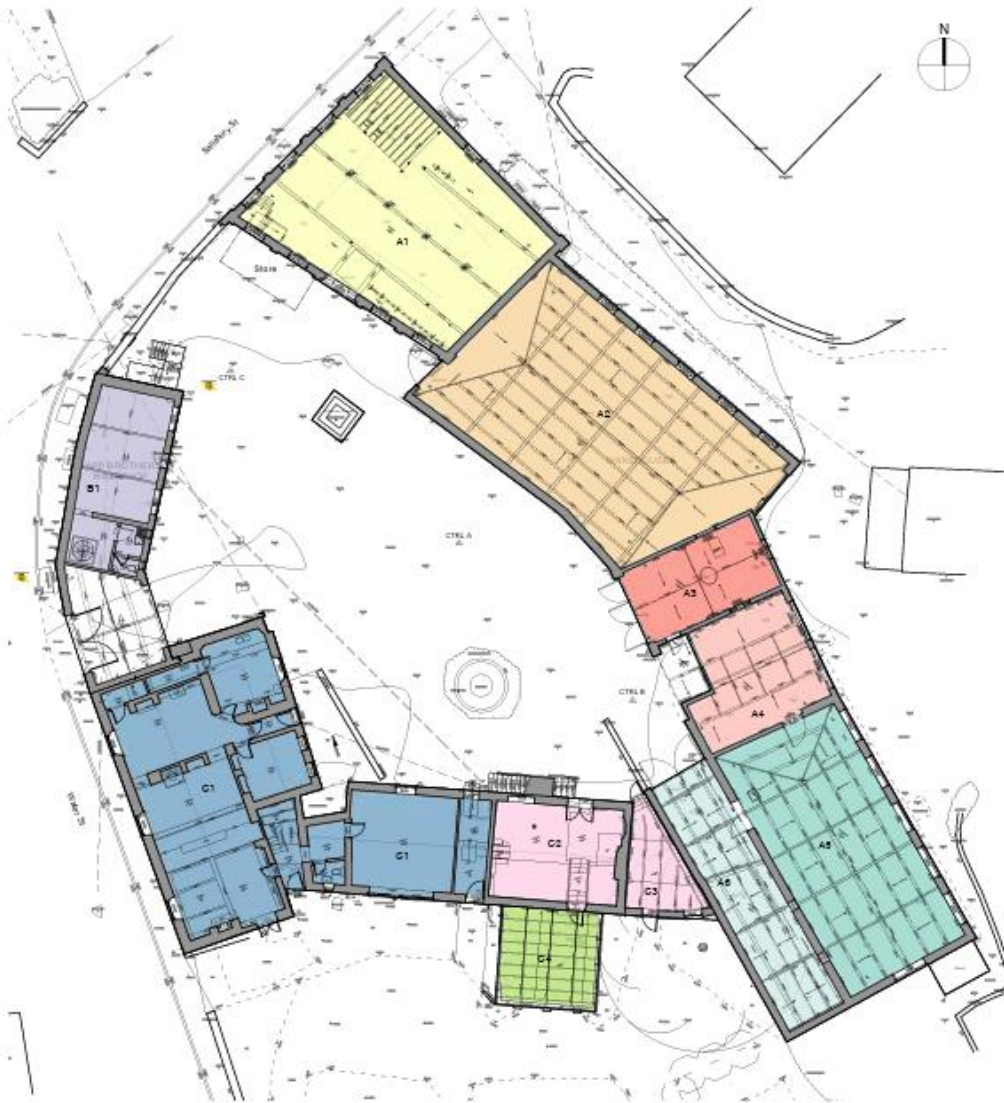
The upstairs accommodation features 5 bedrooms, 4 of which are doubles. The main bedroom is a delightful room the looks out over the garden, has vaulted ceilings with exposed timber beams. The principal bedroom is complimented by a spacious en-suite which features a walk-in shower. To complete the first 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.

Location

The garden to the main house are laid mainly to lawn but also feature a paved terrace mature chestnut trees. The boundaries are marked with a stone wall and hedgerow. The garden has been designed in compartments and there is also further area with mature trees and shrubs as well as a babbling brook of which one bank comes with the house. A vehicular gate leads to the lane.



Ground Floor

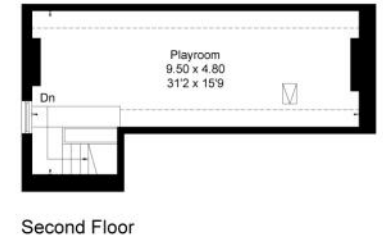
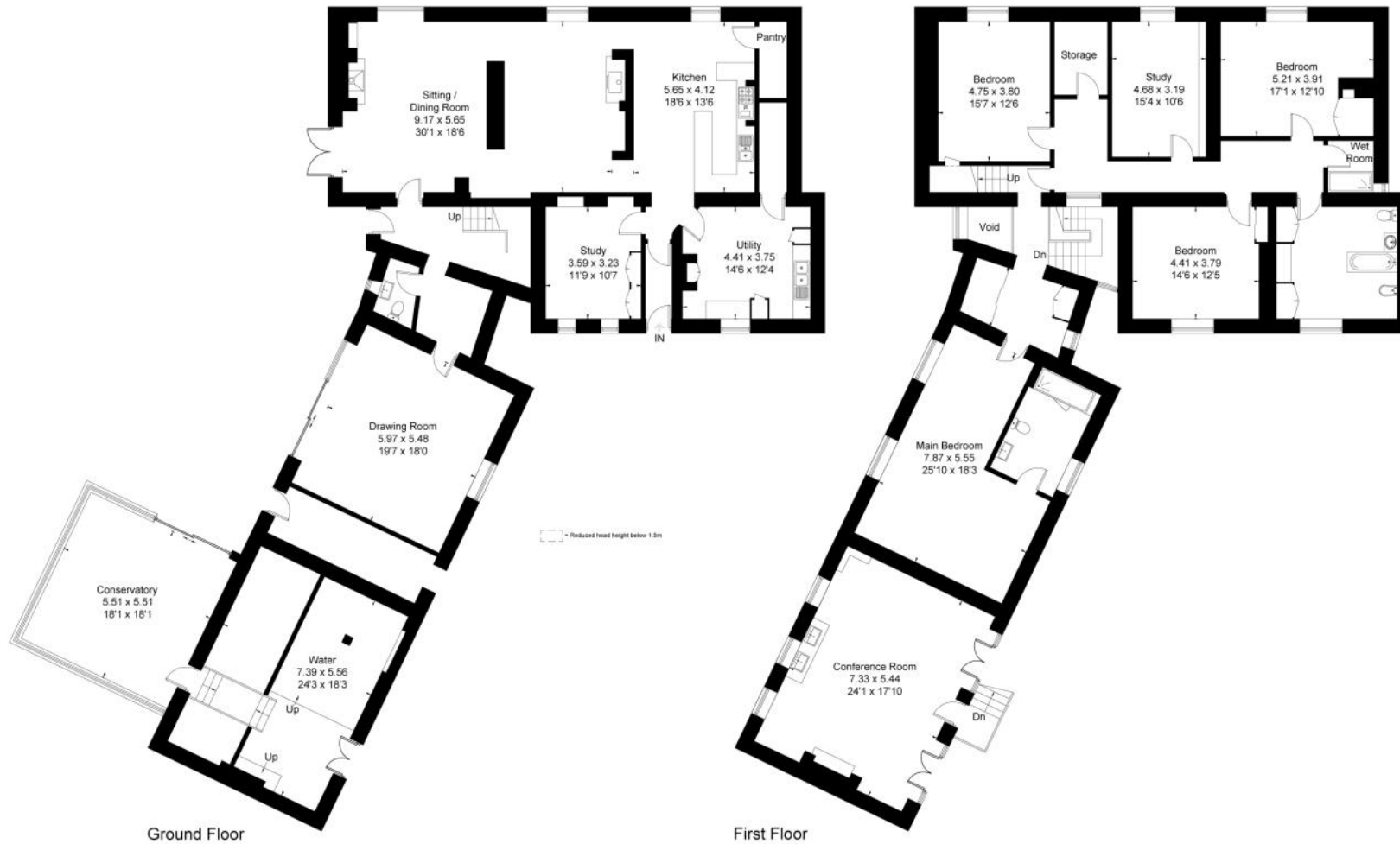


First Floor



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

Approximate Floor Area = 415.1 sq m / 4468 sq ft
Outbuilding = 117.4 sq m / 1264 sq ft
Total = 532.5 sq m / 5732 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96712



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Call. 01722 337 575
Email. residential@myddeltonmajor.co.uk
Click. myddeltonmajor.co.uk
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

