

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE OLD MILL, KNOLE, LANGPORT, SOMERSET, TA10 9HY



**THE OLD MILL,
KNOLE, LANGPORT, SOMERSET, TA10 9HY**

Long Sutton, 1 mile, Somerton 3 miles, Langport 6 miles, South Petherton 8 miles, Street 9 miles, Yeovil 9 miles, Castle Cary 13 miles, A303 5 miles (Podimore), M5 (jct. 24) 16 miles.

Summary

A beautifully presented period home in a charming rural hamlet near Long Sutton, Somerton and Langport, offering spacious family accommodation with scope for a self-contained annexe.

The Old Mill is a truly impressive period property, set in the heart of the picturesque hamlet of Knole. This substantial home offers a plethora of character and has been sympathetically extended; seamlessly blending original architectural features with modern comforts. The property is exceptionally well presented, retaining much of its historic charm, including exposed oak beams, original mill stones, mechanical mill ironmongery, and flagstone flooring.

The accommodation is both generous and versatile, featuring four reception rooms, a well-appointed kitchen/dining area, and four bedrooms, with the option of a creating annexe accommodation. The addition of a good size extension has created an expansive open-plan living space, ideal for modern family life.

Outside there are delightful, mature gardens featuring a bridge over the stream and an expansive driveway. A short walk away is a paddock of approximately three acres, which can be available by negotiation.

Location

Knole is a peaceful and unspoilt hamlet within a conservation area, surrounded by beautiful countryside. Tucked away from main roads, it offers a tranquil setting while remaining conveniently close to local amenities.

The nearby village of Long Sutton, approximately one mile to the east, provides a village hall, church, and the highly regarded Long Sutton Golf Club. The Devonshire Arms, a well-known country inn, is a popular destination for dining, while scenic riverside and moorland walks add to the area's appeal. For families, Long Sutton boasts a well-respected primary school, shop and Post Office.





Further amenities, including shops and services, can be found in the market towns of Somerton and Langport, just a few miles away.

Accommodation

The property is entered via a charming front door leading to a welcoming entrance hall and provides access to the principal reception rooms.

The kitchen/dining room is a superb space, with bi-fold doors opening onto the rear garden and Velux windows enhancing the natural light. The kitchen is fitted with an excellent range of floor and wall units, complemented by granite work surfaces and a central island.

Integrated appliances include an induction hob, fan-assisted oven, grill, microwave, dishwasher, fridge, and freezer. A separate pantry, with a butler sink and additional storage, adds further practicality.

The family room enjoys both front and rear aspect windows, a feature fireplace, and exposed beams, while the sitting room boasts a log-burning fireplace and an elegant connection to the dining room. The study, located on the ground floor, retains original mill details and offers direct access to the driveway.

To the first floor, the principal bedroom benefits from dual aspect front and rear windows, built-in wardrobes and access to the family bathroom, which features a freestanding bath and shower. There are three further bedrooms, including the annexe bedroom, which showcases exposed beams and an original mill stone with a viewing window.

The annexe accommodation is an impressive space, featuring a vaulted kitchen/living area with Velux windows and a rear-facing balcony. The kitchen is well-appointed, offering oak work surfaces, an integrated hob, oven, fridge, and dishwasher. The annexe benefits from a private entrance, making it an ideal self-contained living arrangement.

Workshops & Additional Spaces

The property includes two substantial workshops, offering potential for further development if required. The main workshop provides power, lighting, a butler sink, and a utility area, while the secondary workshop features a vaulted ceiling and barn-style doors.





Gardens & Grounds

The Old Mill enjoys beautifully landscaped gardens, with mature shrubs, trees, and a charming stream running through the grounds. A gravelled driveway provides ample parking, while a railway sleeper bridge leads to the rear garden, which is laid to lawn and patio. A short walk from the house is the three-acre paddock.

This is a rare opportunity to acquire a stunning period home, offering flexible accommodation, extensive gardens, and an idyllic countryside setting.

Other points

Freehold. Grade II listed.

Somerset Council - Council Tax band E.

Oil Fired central heating and hot water.

Mains water, drainage and electricity.

N.B. The property has been subject to water damage. The owners have installed various flood defences to lower future risk, including a pump, water barriers and the raising of floor levels. Enquire for further information.

Important Notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

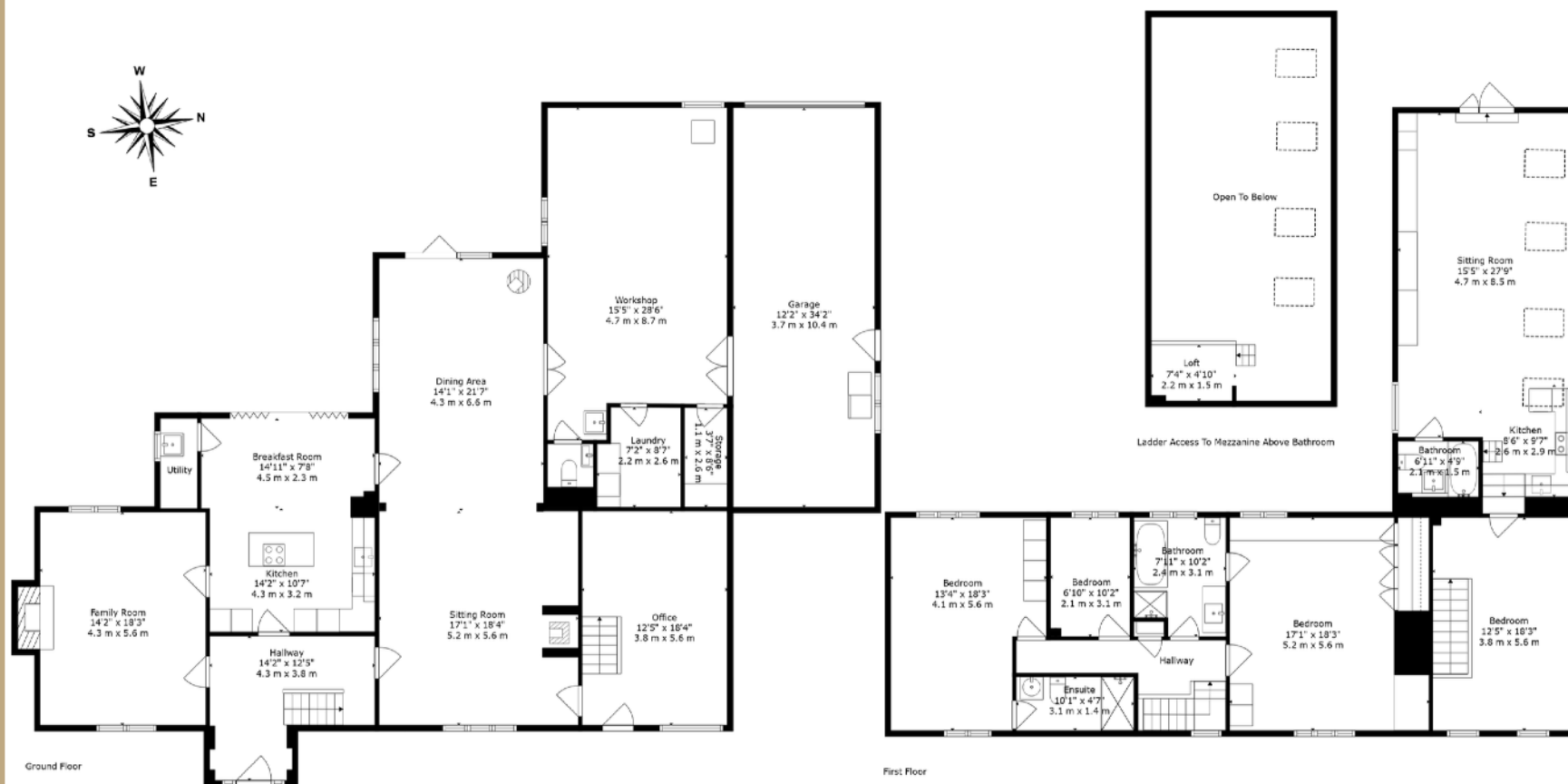
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VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.



The Old Mill, Knole, Somerset, TA10 9HY



Approximate Gross Internal Area

Ground Floor: 1753 sq ft / 163 sq m
First Floor: 1612 sq ft / 150 sq m
Garage: 416 sq ft / 39 sq m
Workshop: 407 sq ft / 38 sq m
Total: 4188 sq ft / 390 sq m

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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