



Old Mill House

Bradford Abbas, Dorset



A 17th century former mill overlooking the River Yeo and situated down a no-through lane with a mature, pretty garden and paddock running alongside the river

etminster 2.5 miles (Paddington via Westbury 2.25 hours | Sherborne 3.5 miles (Waterloo 2.25 hours)
Yeovil 3.5 miles | Bristol Airport 43 miles (Distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Entrance hall | Dining room | Drawing room | Sitting room | Mill room | Kitchen/breakfast room
Cloakroom | Boiler room | Laundry room

First Floor: Landing | Principal bedroom suite with dressing room & bathroom | Guest bedroom with ensuite
storeroom | 2 Further double bedrooms | 3 single bedrooms | 2 Family bathrooms | WC

Garden and Grounds

Attached outbuilding incorporating 2 single garages, workshop & stable with 3 loose boxes | Parking | Garden with
river & leat frontage, island & bathing pool | Kitchen garden with greenhouse | Orchard | Paddock

In all about 2.18 acres (0.88 hectares)



Situation

(Distances and times are approximate)

Old Mill House is situated on the south eastern corner of the pretty, conservation village of Bradford Abbas, which stands beside the River Yeo and is surrounded by rolling, unspoilt countryside.



It is a thriving community with a parish church, popular pub (The Rose & Crown), CofE primary school, post office, village hall and cricket club. The neighbouring village of Yetminster has a Spar convenience store and a health centre with a dispensary, whilst Sherborne is about ten minutes by car and can meet most day-to-day needs with a wide variety of shops including Waitrose and Sainsbury supermarkets and a mix of local businesses including dental and veterinary surgeries.



The local area also has a wide choice of schools from both the state and independent sectors. These include the well-regarded Gryphon School (state secondary) in Sherborne, along with Leweston, the Sherborne schools, Perrott Hill and Hazelgrove, which are all within a 10-mile radius.



For travel links there is an early rail service from Yetminster to Paddington (fastest 2 hours 13 minutes) as well as regular services from Sherborne to Waterloo (2 hours 15 minutes) and the airports at Bristol, Bournemouth and Exeter are both only about an hour's drive away.



The Property

Situated at the end of a no-through lane and overlooking a beautiful stretch of the River Yeo plus unspoilt countryside, Old Mill House stands in over two acres of garden and grounds extending along the river. The property was once a working mill dating back to 17th century when it had just one storey, before being rebuilt and having a second storey added a century later. This is reflected in a ground floor of local stone and an upper storey of red brick. Overall, the house is L-shaped with many of the windows facing either south or west with views out over the river and unspoilt farmland. It is also Grade II listed. The interior is light and airy and full of lovely architectural fittings including beams and several fireplaces.

The ground floor has four good sized reception rooms, three of which have windows on two sides letting in plenty of light, along with French windows that open onto a sheltered part of the garden running along the leat. One of these rooms is the mill room, which once housed the milling machinery. It has wonderful light and consequently serves as an artist's studio. The kitchen also opens onto this part of the garden, which is perfect when dining outside plus it has a walk-in larder and an open fireplace.

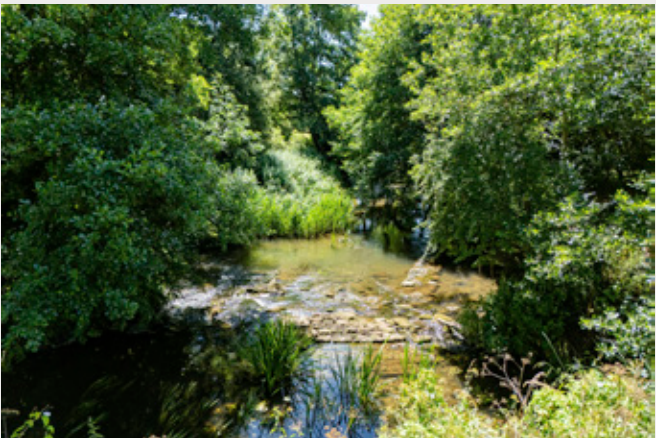
Upstairs there are a total of seven bedrooms, all with views of the surrounding countryside/the eastern edge of the village. The principal bedroom suite incorporates a double room, separate dressing room and ensuite bathroom.



Outside

Old Mill House is set within impressive gardens, enclosed on one side by tall stone walling and extending alongside the river. A footbridge leads from the garden to a private island, with a natural bathing pool on its far side, creating a unique and highly attractive feature. Adjacent to the garden is a large paddock, enclosed by stock-proof fencing and with independent vehicular access from Mill Lane.

Alongside the house is a generous gravelled parking area, next to an attached stone outbuilding incorporating two single garages, a workshop and a stable with three loose boxes. Within the gardens there is also a mixed orchard at one end and a productive kitchen garden immediately behind the house.



Property Information

Tenure: Freehold

Services: Mains water, electricity & drainage. Oil-fired central heating. Bottled gas-fired hob. Ultrafast optic fibre broadband connection available in the village.

Local Authority: Dorset Council
(www.dorsetcouncil.gov.uk)

Council Tax: Band G

EPC Rating: F

Directions (DT9 6RH):
What3Words: [///natively.barks.serve](https://www.what3words.com/#!/natively.barks.serve).

From the centre of Sherborne head west along the A30/Greenhill towards Yeovil. After half a mile at the traffic lights turn left onto Horsecastles Lane/A352 and then after just 150 yards turn right onto Bradford Road. Continue for two and a quarter miles and then, on a sweeping right-hand bend turn left, signed to Yeovil. Drive for another three quarters of a mile and then turn right onto Church Road, signed to Bradford Abbas. Continue into the village. At the primary school turn left onto Mill Lane. The driveway entrance will be found at the end of the lane.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

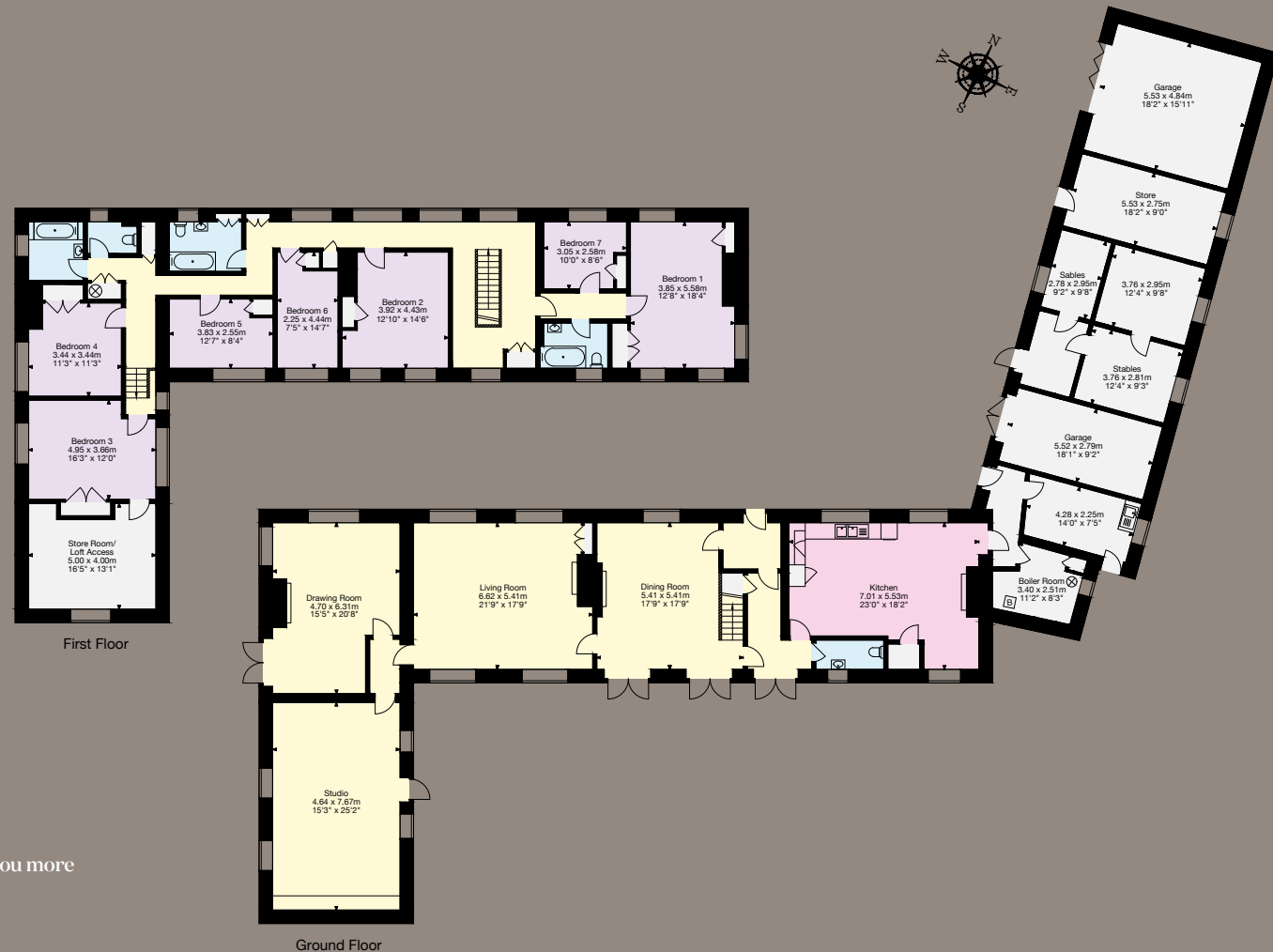
Main House = 392 sq m / 4,219 sq ft

Stables = 48 sq m / 516 sq ft

Garages = 41 sq m / 441 sq ft

Total Area = 481 sq m / 5,176 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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