



Gurney Manor Mill, Cannington, Somerset

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A spectacular **converted watermill** with a separate cottage set in 1.2 acres overlooking unspoilt countryside.

### Summary of accommodation

#### Gurney Manor Mill

Combined dining hall & drawing room | Kitchen/breakfast room | Utility room | Workroom/store | Rear porch  
Two cloakrooms Inner hall | Four double bedrooms with en suite bathrooms | Waterwheel room

Minstrel's gallery/seating area | Principal bedroom with en suite bathroom | Further double bedroom with en suite bathroom | Attic study room

In all about 1.2 acres

#### Distances

Cannington village centre 0.5 mile, A39 1 mile, Bridgwater 4.7 miles (Exeter St David's 37 minutes, Bristol Temple Meads 47 minutes & Paddington 2 hours with 1 change), Bridgwater Bay National Nature Reserve 4.8 miles, Quantock Hills AONB 5.6 miles, M5 J24 5.9 miles, M5 J23 7.4 miles, Taunton 12.8 miles, Bristol Airport 28.9 miles  
(All distances and times are approximate)

#### Old Carhouse

Entrance hall | Living room | Kitchen/breakfast room  
Storeroom | Double bedroom with en suite shower room  
Two further, first floor double bedrooms with en suite bathrooms

Attached double garage | Parking | Garden | Mill pond  
Mill stream



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## Location

Gurney Manor Mill has an enviable position set apart on the edge of the thriving village of Cannington at the eastern end of the Somerset Levels. The village has excellent amenities including two churches, five pubs, village hall, nursery and pre-school, CofE primary school, Brymore Boys School Academy plus a cricket club and a 9 hole golf course with driving range.

The property has swift and easy access via the A39 to the nearby historic market town of Bridgwater, which has an extensive range of shops and local businesses including GP, dental and veterinary surgeries. In addition to the local beauty of the Somerset Levels the Quantock Hills and Bridgewater Bay are both a short car journey away.

There are excellent nearby local transport links in addition to the A39. Junctions 23 and 24 on the M5 are just to the north and south of the town and there are rail services from Bridgwater to Bristol, Exeter and Paddington.

Accessible independent schools include King's Hall School, Taunton School and King's and Queen's Colleges and Millfield, all within a 15 mile radius.



## Gurney Manor Mill

Formerly derelict, Gurney Manor Mill was rescued back in 1993 when it was sympathetically converted into a spectacular and imaginative home that perfectly reflects the mill's 15th century origins. Along with an adjacent converted carhouse, that now serves as an annexe/separate holiday cottage, the mill is set within about 1.2 acres of mature grounds formed around the mill's water system. It used to belong to the adjacent manor house, which was built around the same time. Together they occupy a private and charming setting just outside the village that is both peaceful and private.

The mill overlooks a swathe of unspoilt countryside the stretches out on either side of a brook that still provides water the millpond and stream. The mill is L-shaped with the main portion facing north and south. This orientation was used to best effect in the conversion to ensure that the interior is suffused with natural light. The conversion was undertaken to an extremely high standard with numerous exposed roof and wall timbers plus broad plank timber flooring.

The main portion of the mill is dominated by a combined dining hall and drawing room, which has a large inglenook fireplace fitted with a wood-burning stove and a vaulted ceiling rising to the ridge of the roof. The room is overlooked by a minstrel's gallery at one end and a suspended, galleried landing at the other. The minstrel's gallery and principal bedroom suite are accessed by their own staircase. The other end of the room leads through to the good-sized kitchen/breakfast room. This too has a vaulted ceiling and exposed roof and wall timbers and has French windows that open out onto a gravelled area overlooking the millpond.

The kitchen is fully fitted with an electric induction range cooker and contemporary units including two islands. All but one of the remaining bedroom suites are located on the ground floor.

## Old Carhouse

Positioned some distance to the north of the mill is a two storey former carhouse that has also been converted to create a charming self-contained guest cottage with three en suite double bedrooms. Its position and orientation means that it has minimal impact on the privacy of the mill and this has meant that it has served very successfully for some years as a separate holiday cottage. Off one end of the cottage and with French windows into the cottage's kitchen is a good-sized paved terrace that is mostly walled and thereby provides a delightful and sheltered outside dining area.



## Garden & grounds

The property is approached off a shared track that leads to a gravelled parking area with space for several cars and is adjacent to the property's attached double garage. The garden extends to about 1.2 acres and is enclosed by stone walling and encompasses the mill's pond, mill stream and leat. It incorporates paved and gravelled seating and dining areas adjacent to the mill plus several areas of level lawn dotted with several mature trees including a lovely weeping willow that extends out over the millpond and two timber footbridges crossing the stream.

## Services

Mains water, electricity, drainage and gas. Gas-fired central heating.

## Directions (Postcode TA5 2HW)

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Approaching Cannington from the south/Bridgwater via the A39/New Road. On reaching the roundabout just to the south of the village, take the second exit onto Main Road and head into the village. Continue along Main Road and onto Brook Street. At the left-hand bend at the end of the street turn right onto East Street. After 220 yards bear right onto Gurney Street. Continue for a further quarter mile to the entrance to Gurney Manor. Carry on through the entrance and follow the drive for a about 220 yards and the entrance to the property will be found on the right.

## Property information

**Tenure:** Freehold

**Local Authority & Council Tax Band:** Sedgemoor District Council ([www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk)). Tax Band TBC.

**EPC Rating:** C

**Guide Price:** £1,300,000



**Approximate Gross Internal Floor Area**  
**547.6 sq m / 5,894 sq ft (excluding gallery area)**

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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 October 2023. Photographs and videos dated January 2023.

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