



**Chudleigh Mill, Sherborne Road, Yeovil, Somerset**

Guide Price  
**£299,950**  
Leasehold

**Symonds  
& Sampson**

ESTABLISHED 1858



A stunning duplex apartment forming part of a very high quality conversion of one of Yeovil's most prestigious buildings overlooking Chudleigh Mill. The train station is a short walk away.

## Chudleigh Mill, Sherborne Road, Yeovil, Somerset, BA21 5BJ

- Unexpectedly Back to the Market
- Wonderful specification throughout
  - Yeovil's finest apartment?
- Train station within walking distance
  - Council Tax Band C
- Remaining Years on Lease 240
  - Service Charge £1614
  - Ground Rent £300
  - Stunning location

Viewing strictly by appointment through  
Symonds & Sampson Yeovil Sales Office  
on 01935 423526







Unexpectedly back to the market.  
LOVELY RIVER VIEW! A wonderful 2 bedroom, 2 bathroom, 2 reception room duplex apartment which enjoys a lovely aspect over Chudleigh Mill pond. The property, which has communal gardens and parking for 2 vehicles, is finished to an incredibly high specification and is arguably Yeovil's finest apartment benefitting from a kitchen/living room that has to be seen to be believed! Internal viewing is essential.





As mentioned this property is finished to an incredibly high specification, including gas central heating, sealed unit double glazing, very high quality heavy timber doors, whilst the stunning kitchen is bespoke and designed by our vendors and installed by Spillers of Chard and has a comprehensive range of Miele fitted appliances. The property is arranged in more detail over two floors as follows.

Part glazed entrance door leads to the porch, whilst a further door leads to the reception hall which has a storage cupboard and internal alarm system. A staircase rises to the first floor, which halfway up has a storage cupboard off.

On the first floor is a landing offering a staircase rising to the second floor.

The kitchen/living room/dining room is found on the first floor and is absolutely stunning being triple aspect, having glorious views over the millpond to the front, whilst a Juliet balcony has glazed doors facing south towards the golf course. Please note our client has had historical planning

permission for a substantial balcony to be installed at the cost of in the region of £20,000.

As previously mentioned the kitchen is fitted by Spillers and is stunning to see having granite worktops with cream doors and stainless steel door furniture. The Miele appliances comprise two ovens, a microwave, a fully plumbed in high-quality coffee machine, a four ring induction hob with a further gas hob and stainless steel/glass hood over, a dishwasher and a washing machine. There is a very comprehensive range of base units with drawers and cupboards under, a large number of wall cupboards and a superb island unit again having drawers and cupboards under and inset sink.

Off this room lies the study again enjoying an aspect over the front of the property and having a range of Hammond fitted units. Please note that the kitchen and study both have high-quality engineered oak flooring. Also on this floor is a fully tiled bathroom with a white suite.

On the second floor is a landing with a useful storage

cupboard and a really attractive reading area being of a good size, again having a lovely aspect over the millpond to the front, whilst there are two double bedrooms, both having attractive Hammond fitted bedroom furniture with the largest having an en suite shower room fitted with a white suite and having floor tiling.

#### Outside

To the front of the property is a pleasant seating area where one can enjoy the evening sun and observe the abundance of wildlife that lives at the mill including multiple species of fish, herons, otters, kingfishers etc.

Very close to the property is a carport offering covered parking for two vehicles.

#### Agents Note

Symonds and Sampson are delighted to have been chosen to market this wonderful property, which is utterly unique within Yeovil Town. Within walking distance is the Weymouth to Bristol train line, however from here, we believe the train will take you to the mainline train station,







Exeter to Waterloo in just a matter of moments.


Our client also wishes to make us aware whilst they frequent Yeovil Town which is within walking distance through the Country Park, their weekly shopping is easier in Sherborne as it is a smaller town and therefore there tends to be less traffic on the road and timewise you can be in Sherborne quicker than Yeovil town centre!

#### Agents Note 2

Whilst we have done our very best to describe this property with text and photographs, it is imperative that any interested parties view the property to truly understand the unique nature of this accommodation.

#### Directions

From the Yeovil hospital roundabout follow the A30 Reckleford toward Sherborne. At the Lyde Road roundabout take the second exit continuing toward Sherborne. Pass the entrance on your left to the railway station looking out, on your right for Chudleigh Mill identified by the Symonds and Sampson for sale board. Turn right where visitors' spaces will be found leading to the undercover parking bay.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Sherborne Road, Yeovil

Approximate Area = 1349 sq ft / 125.3 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

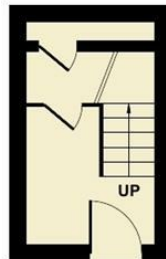
For identification only - Not to scale

Denotes restricted head height

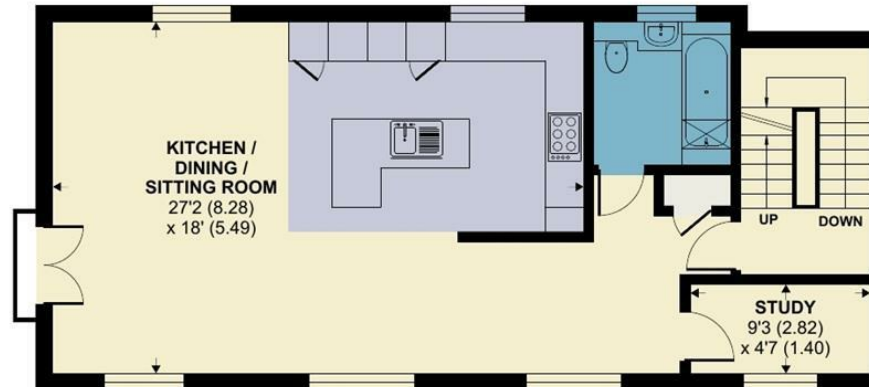


SECOND FLOOR

ACCESS TO EAVES



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Symonds & Sampson. REF: 621219.

01935 423526

Symonds & Sampson LLP  
Symonds & Sampson 2 Court Ash, Yeovil, Somerset, BA20 1HG

yeovil@symondsandsampson.co.uk

www.symondsandsampson.co.uk

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& Sampson

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