



Askerswell, Dorchester

Guide Price
£1,350,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

Charming detached Grade II Listed former watermill currently divided into three cottages providing an income with quality outbuildings and 6.15 acres nestled in the Asker Valley.

**Askerswell,
Dorchester,
DT2 9EN**

The possibilities at Hembury Mill are endless. The property consists of the original watermill and attached house with planning in place to extend (P/HOU/2021/01222 and P/LBC/2021/01151) the original house, with a contemporary extension, and the potential to bring the Mill House into the main body of the property. At present it is set up to maximise income with the house occupied by the owner and the Mill, a three bedroom holiday let. In addition, there is a two bedroom barn conversion that would make a good annexe, suitable for intergenerational living. Lastly, the outbuildings are currently arranged as a cart shed, storerooms and agricultural barn but, subject to obtaining the necessary planning consent, further accommodation could be created as the agricultural barn is a contemporary double skinned building. Add an idyllic location to the centre of the Asker Valley with a river running through it, 6.15 acres and the possibility of creating your own hydroelectric scheme and the possibilities really are endless.

As one would expect of a property originally built in the 18th Century the house and cottages have huge character with features that include a working water wheel, timbered ceilings, flagstone floors, open fireplaces, window seats and shuttered windows to name but a few. At the same time, the facilities one would expect of a 21st Century house are all installed with oil fired central heating, mains drainage and mains water.

Viewing strictly by appointment
Symonds & Sampson
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Hembury Mill

The original cottage is simply laid out with a sitting room to one end, arranged around a fireplace equipped with a woodburning stove, a beautifully equipped kitchen to the centre and a practical utility room and hallway off at the other end. Upstairs there are two good bedrooms, the principal of which has an ensuite shower room and a dressing room. The second bedroom has built in wardrobes and use of a separate family bathroom.

The Watermill

Is arranged over three floors with many of the original working parts of the mill incorporated into the living accommodation. On the ground floor there is a kitchen, a bedroom and a bathroom, on the first floor there is a sitting room and a bedroom and on the third floor there is a bedroom and an ensuite shower room. The original working parts of the mill on show make this the most popular of the holiday cottages.



Cider Barn

This is an upsidedown cottage with a lovely living/kitchen/dining room stretching across the first floor below which there are two good bedrooms and a bathroom. Beside Cider Barn there is a cart shed.

The Outbuildings

On the east side of the property, there is a three bay car shed with a lockable garage to one side and a fourth bay beyond. To the rear of the cart shed there is an agricultural barn which has been built to a high specification with a double skin and, subject to obtaining the necessary planning consent, is a possibility for further conversion into living accommodation. Between the two outbuildings there are three stores while within the barn itself, steps lead up to a office at first floor level.

Outside

The property is approached along a private unmade road with the first half of the road owned by West Hembury Farm with a right of way and the second half owned by Hembury Mill with Hembury house having right-of-way over it. Between the cider barn and the cart shed there is an extensive area of drive providing parking and turning for a number of cars. Behind the house there is a small enclosed garden beyond which there is an Orchard within which are sited the mill leat and pond. It is for the most part laid to grass, edged on one side by the river Asker. There is a decked terrace by the mill pond and a summer house beside the river from which the wonderful Dorset countryside, that surrounds, can be enjoyed.

Behind the agricultural building, there is an extensive area of yard laid to stone beyond which there are two paddocks, one supplied with water from a trough and the other supplied with water from the river. The paddocks are enclosed by a mixture of postwar and mature hedge and extend to 6.15 acres





Situation

The property is located in the centre of the village of Askerswell, a small Dorset village, and with its stone houses, cottages, farm buildings and a number of modern properties is situated in some of Dorset's most beautiful countryside. The village benefits from a village hall, public house and medieval parish church. Askerswell is conveniently placed for Dorchester and Weymouth to the East and Bridport to the West. Nearby Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Services

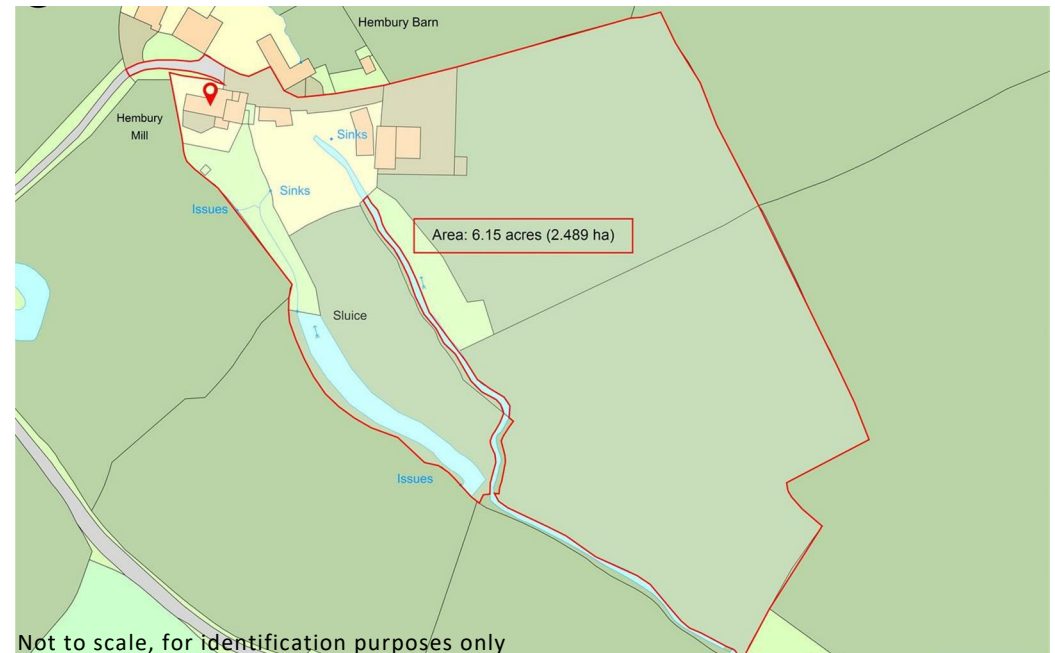
Mains water, gas, electricity and drainage.
 Gas fired central heating.
 Broadband: Standard broadband is available.
 Mobile phone coverage: Network coverage is good for some providers indoors and all providers outdoors.

Agents Notes

Please note there is a right of way over the first half of the private road, owned by West Hembury Farm, the second half of the road is owned by Hembury Mill which has a right of way for Hembury House.

Local Authority

Dorset Council: 01305 251010
 Council Tax Band: E
 EPC: Exempt



Not to scale, for identification purposes only

Directions

From the Esso Roundabout proceed onto the A35, towards Dorchester, and continue for approximately 2.5 miles turning left onto Spyway Road, signposted Askerwell. Continue along the road and take the first major right onto Hembury Road. Take the first left, for West Hembury Farm, Hembury House and Hembury Mill. What3Words///surfer.burn.outlooks



Askerwell, Dorchester

Approximate Area = 2897 sq ft / 269.1 sq m

Annexe = 851 sq ft / 79 sq m

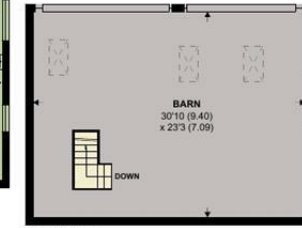
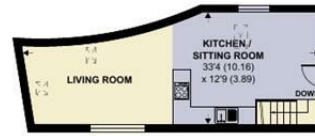
Garage = 132 sq ft / 12.2 sq m

Outbuildings = 1844 sq ft / 171.3 sq m

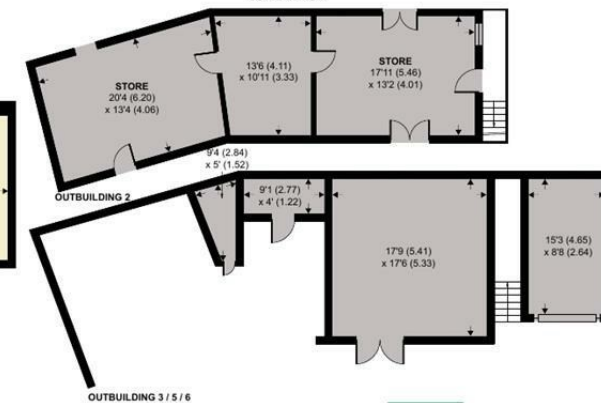
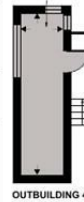
Total = 5724 sq ft / 531.6 sq m

For identification only - Not to scale

Denotes restricted head height



OFFICE 16'4" (5.59) x 4'9" (1.45)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF:



Bridport/SVA/12.04.2024



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