



West Mill





# West Mill Luckwell

Wheddon Cross, Minehead, Somerset, TA24 7EH

A charming former mill situated in a beautiful private valley setting with gardens, stables and paddocks. Council Tax Band D. Freehold. EPC Band E.

- Character Former Mill
- 2 Reception Rooms
- Delightful Gardens
- Freehold. EPC Band D
- Private And Secluded Setting
- 4 Double Bedrooms 3 Bath/Shower Rooms
- Outbuildings, Stables and Paddocks
- Council Tax Band D

Guide Price £695,000

## SITUATION

West Mill is set in a rural position a short distance from the small hamlet of Luckwell Bridge, between the villages of Wheddon Cross and Exford. Being in the heart of the Exmoor National Park, the property is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon and in the lovely river valleys. Wheddon Cross has a pre and first school, a general store incorporating a post office, a cash machine and fuel pumps, a pub, a village hall and the local Church is in adjacent Cutcombe. Exford has two hotels, shop, garage, village hall and a village school.

The county town of Taunton, which is 25 miles away, has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North.

## DESCRIPTION

This classic former mill is full of character and charm offering a blend of period features with modern facilities and enjoys a beautiful private valley setting, with river frontage to the River Quarme. It is complemented by its lovely gardens, stables, outbuildings and paddocks. This delightful property offers a unique opportunity to embrace country living while being within easy reach of schools and convenient transport links.





## ACCOMMODATION

The property offers good reception space with the double aspect sitting room with inglenook style fireplace fitted with a gas fired stove, beamed ceiling, part glazed stable door to the front and window seat. The family room is again double aspect with glazed doors to the garden, two feature windows looking into the utility/porch, beamed vaulted ceiling and timber flooring. The kitchen/breakfast room with an inglenook fireplace, bread oven and beam over, is fitted with a range of units, inset Butler sink, space for range cooker and appliances, tiled flooring, two windows, beams and door to the garden and patio. A door from here leads into the hallway with door to the garden and stairs to the first floor. Off this hall is an inner hallway with a window through to the kitchen and is fitted with bespoke cupboards, shelving and door to the family room and cloakroom. The utility/boot room has plenty of space for coats and boots, a sink and door to the boiler room with plumbing for a washing machine.

Stairs lead to a spacious landing giving access to two double bedrooms with en suite bath/shower rooms, a further double bedroom and the family bathroom. A further staircase leads up to a spacious double bedroom on the second floor.

## OUTSIDE

Access is along a track leading from Luckwell Bridge. At the end of this track is a hard standing for parking which is owned by the property. A timber gate gives access to the private driveway. Just through this gate is a stone outbuilding housing two stables with power and steps to the side leading to a small loft level, currently used for storage. The driveway continues down with the house on the left and a paddock above on the right. Adjacent to this paddock is a bridleway giving direct access to wonderful riding. Immediately in front of the house is a sunny patio area with part stone walling and herb garden. Opposite the back of the house is a store. There is a further stone two storey outbuilding with electric, window and stable door. Adjoining this is a timber lean to building, and a log store. Adjacent there is parking for several cars.

The rear gardens are mainly laid to lawn with trees and shrubs and bordering the river. A timber bridge leads over the stream and pond to a small paddock bordering the river.

At the east of the property is an enclosed level paddock bordering the river with an open fronted timber field shelter. Another gate leads up to the sloping paddock.

## SERVICES

Mains electricity and water. Private drainage. Heating: Oil central heating. Ofcom predicted broadband services - Standard: 17 Mbps download 1 Mbps Upload. Ofcom predicted mobile coverage for voice and data: Internal - EE. and Three Internal voice and data limited. External - EE, Three likely, O2 Voice limited. Local authority: Somerset West and Taunton Council.

## VIEWING

Strictly by appointment with the agents please.

## DIRECTIONS

From Dulverton take the B3222 road out past the Rock Inn over Hele Bridge to its junction with the A396 Minehead road. Turn left northwards on the A396 and continue until reaching the village of Wheddon Cross. At the crossroads turn left and proceed out of the village for 1.5 miles. On reaching Luckwell Bridge take the turning left and go over the bridge. Turn left immediately in front of The Old Chapel and continue along the lane and you will arrive at West Mill.

## WHAT3WORDS

///debit.spearhead.alarming

## AGENTS NOTE

Historically, Japanese Knotweed has been found on the riverbank of the property and was treated. Currently there is no evidence of visible growth. Please ask the agents for further information.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>40</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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