



DERBYSHIRE'S
— *Village and Country* —

Court Mill, Wadeford, Chard, Somerset,
TA20 3AY

SITUATION

Court Mill is a former mill located on the river Isle. It is believed there has been a dwelling of some kind on the site since Roman times. The house has been restored into a fabulous family home and offers flexibility to suit individual needs. In the same ownership is the adjacent property of Millers Barn which is also available and consists of a 2 bedroom bungalow with garage, gardens and parking (see separate listing).

ENTRANCE HALL

Door to the front, tiled floor, staircase leading to the 1st floor.

SNUG/BEDROOM 5

23'11" x 9'6" (7.3m x 2.9m)

Windows to the front and rear, TV point, 2 x radiators.

WORKSHOP

20'11" x 12'9" (6.4m x 3.9m)

Exposed floorboards, windows and door to the rear.

WC

WC, hand basin.

UTILITY/STORE

13'1" x 9'10" (4m x 3m)

Plumbing for a washing machine.

STORE

Lighting and power.

1ST FLOOR

SITTING ROOM

23'11" x 18'0" (7.3m x 5.5m)

Windows on 3 sides, door to rear garden, multi fuel stove, TV point, exposed beams, 2 x radiators.

KITCHEN/BREAKFAST ROOM

17'0" x 12'5" (5.2m x 3.8m)

2 windows to the rear. A recently fitted modern kitchen with a good

amount of wall and bases storage, large kitchen island with breakfast bar and further storage, 1 1/2 bowl sink with drainer and mixer taps, space and plumbing for a dishwasher, Rangemaster electric range with hob and hood over, integral microwave, integral fridge, exposed beams, 1 x radiator.

DINING ROOM

13'1" x 11'5" (4m x 3.5m)

Opening from kitchen, window to the front, exposed beams, 1 x radiator.

UTILITY

11'5" x 8'10" (3.5m x 2.7m)

Window to the rear, sink with drainer and mixer, full height fitted storage units, further integral cupboard.

WC

WC, basin, extractor fan.

2ND FLOOR

BEDROOM 1

18'6" x 15'8" (5.65m x 4.80m)

2 Windows to the front, built in wardrobes, painted floorboards, multi fuel stove, 1 x radiator, stairs to home office.

BEDROOM 2

13'9" x 11'9" (4.2m x 3.6m)

Window to the rear, 1 x radiator.

ENSUITE

Skylight, shower cubicle, WC, basin, fully tiled walls.

BEDROOM 3

14'9" x 12'1" (4.5m x 3.7m)

Double height, window to the front, skylight, exposed beams, 1 x radiator.

BEDROOM 4

18'6" x 9'2" (5.65m x 2.80m)

Window to the rear, exposed beams, 1 x radiator.

BATHROOM

Window to the rear, bath with shower and shower door, WC, pedestal basin, airing cupboard, tiled walls, 1 x radiator.

3RD FLOOR

OFFICE

17'4" x 11'1" (5.3m x 3.4m)

Window to the side, skylight, exposed beams.

READING ROOM

11'1" x 8'6" (3.4m x 2.6m)

Skylight, eaves storage.

BASEMENT

GARAGE

Double wooden doors to the front, steps to 1st floor, power and lighting.

WORKSHOP

Window to the front, a useful hobby space

GARDENS AND GROUNDS

To the front is a driveway with parking for 2 cars. There is a further grass parking area long the lane which is also owned by the property. The gardens wrap round the rear and the side of the property. Mainly laid to lawn with a vegetable patch, stream with bridge over, some woodland and dining area from the sitting room. The garden is peaceful and private.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

LOCAL AUTHORITY

Somerset Council - Band E.





TOTAL FLOOR AREA : 4080 sq.ft. (379.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -
From the top of Chard take the road out towards Combe St Nicholas. Enter Wadeford and go past the Haymaker Inn on your right. Continue and take the right hand turn on the bend to Court Mill Lane. Continue along to the end and straight over the small grass triangle. The property can be found straight ahead with parking outside.





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