



Gatcombe Mill **Flax Bourton**

AlexanderMay
SALES & LETTINGS

Gatcombe Mill, Gatcombe, Flax Bourton, BS48 3QU

Asking Price OIEO £1,500,000

- Stunning 19th Century Converted Mill
- Grade II Listed
- Located in Beautiful c1 Acre Grounds
- Accommodation Set Over Three Floors
- Five Double Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room, Family Bathroom & En-Suite
- Unique Secluded Position

DESCRIPTION

An incredibly rare opportunity to acquire a truly unique 19th Century Grade II listed converted mill located in a completely private position yet only a handful of miles away from central Bristol. The mill has incredible history with a range of different uses including snuff, corn and flour over the hundred years of use. The current vendors have been in situ around thirty years and have converted the mill very sympathetically and kept all its working machinery throughout the three floors of accommodation. With all the working parts of the mill still intact Gatcombe Mill really is a one off and has to be seen to be believed.

Gatcombe Mill is accessed from a sweeping drive past the beautiful gardens leading to a gravel courtyard which offers parking for multiple vehicles. The living accommodation is set over three floors, the ground floor offers entrance hallway, fitted kitchen / breakfast room access to the front gardens, extended reception room with log burner and utility room / downstairs WC.

The first floor comprises of a generous dual aspect living room complete with original floorboards and beams as well as the remains of the working mill which gives the room a focal point and shows the character and history of the mill. There is also a study area, double bedroom and large shower room.

The second-floor accommodation offers four double bedrooms with the master boasting an en-suite shower room as well as a family bathroom. On the landing is the library area where there is a sack hoist shaft and drum which is truly unique.

Gatcombe Mill is something you will have never seen before, its truly unique living accommodation as well as its beautiful gardens it simply takes your breath away the moment you set eyes upon it.

LOCATION

The village of Flax Bourton is situated some five miles to the south west of the city of Bristol, proving an extremely convenient position for the commuter. Flax Bourton offers an active village community with a village hall, public house, church and well-tended cricket pitch and is extremely popular with families. Schooling is provided at the Flax Bourton Church of England Primary School which has recently received an outstanding rating from Ofsted, whilst the village is firmly in the catchment for the well-renowned Backwell Secondary School. There are a number of independent schools available locally including the Downs Preparatory School in nearby Wraxall and Fairfield School in Backwell. Within Bristol itself there are a number of highly regarded independent schools including Clifton College, Bristol Grammar and QEH. A number of recreational facilities are close at hand for those that enjoy walking, cycling or riding with miles of bridleways, public footpaths and acres of open countryside on the doorstep. There are several excellent Golf Courses nearby along with a David Lloyd Health & Leisure Centre situated within 4 miles in Long Ashton. Nailsea provides an excellent spot for your Waitrose or Tesco shop whilst Backwell and Long Ashton provide the more day-to-day conveniences. Access to the city centre along the A370 (Long Ashton bypass) proves to be an excellent link road. Cambridge Heights is within close proximity to children's play park at nearby Farleigh Green and Festival Way cycle path providing a safe cycle way to Nailsea and central Bristol, whilst Nailsea/Backwell railway station is around 2.5 miles away. This station provides access to Bristol Temple Meads and onto London Paddington. Access to the motorway network at Junction 19 of the M5 motorway is within six miles whilst Bristol International Airport is situated approximately seven miles away.

HISTORY OF THE MILL

Gatcombe mill is Grade II listed due to the fact that the machinery has been retained. The mill thought to be built in the early 19th century is beautifully sited below a ridge and took advantage of a high level 500 yard long leat running from Gatcombe Court. The leat is now dry and has been filled in near the mill in recent years,. A sluice provided an overflow to the river.

Benjamin Donn's map appears to indicate a snuff mill at Gatcombe Mill in 1769. In the early 19th century the aera was part of the estates of the Symth family of Ashton Court and an estate map of 1826 shows a snuff mill let to Veale & Coon the Wraxall Road beyond Kincott. However there appear to have been other works on the stream below Gatcombe. A copy of a letter dated 1913 refers to two paper mills in the manor of Gatcombe in 1815.

In 1842 the mill was jointly owned by Sir John Smith and Samuel Gough and occupied by John Dixon. Dixon had converted Gatcombe to a mustard, annatto and drug mill by 1846. Dixon had left the mill by 1851. John Dauntton occupied Gatcombe between 1851 -186. The mill was milling corn in this period ithad been converted to a flour mill by 1874. Edward Box was miller in that year and 1875. Louis Jones followed in 1889. Louis brother Daniel milled at Lower Barrow, the next mill upstream. By 1931 both Gatcombe and Lower Barrow were run by Phillip Jones.

ACCOMODATION

KITCHEN / BREAKFAST ROOM

Floor to ceiling window / door to front. Base and wall units with oak worktop over. Five ring electric hob with extractor above, Stainless steel sink. Integrated dishwasher, space for fridge freezer. Tiled floor. Radiator.

UTILITY ROOM

Base and wall units with work top over, 'Grant' oil fired boiler . WC. Stainless steel sink. Space for washing machine and fridge freezer.

RECEPTION ROOM

Floor to ceiling window / door to side. Woodburner. Tiled floor. Radiator.

FIRST FLOOR ACCOMODATION

LANDING

Access to second floor. Window to front. Radiator.

STUDY

Window to front and rear. Access to rear garden. Radiator.

LIVING ROOM

Three windows to front and one to the side. Original beams and floorboards. Two stones with runs, an auxiliary shaft (now guarded), water through a cast iron launder with regulator. Six Radiators.

SHOWER ROOM

Window to rear. Partly tiled. Walk in shower with rainfall showerhead. Floating sink. WC. Heated towel rail. Extractor.

BEDROOM ONE

Window to side. Two radiators

SECOND FLOOR ACCOMODATION

BEDROOM TWO

Vaulted ceiling. Two windows to front. Walk in wardrobe. Three radiators.

EN-SUITE SHOWER ROOM

Partly tiled. Window to side. Walk in shower. Vanity unit. WC. Heated towel rail.

BEDROOM THREE

Window to front. Radiator.

BEDROOM FOUR

Window to front. Radiator.

BEDROOM FIVE

Window to front. Radiator.

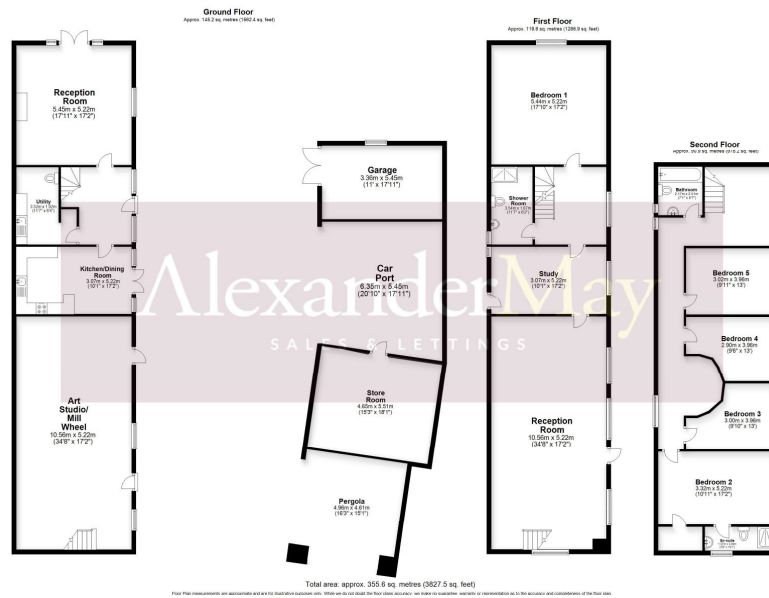
FAMILY BATHROOM

Partly tiled. Window to rear. Bath. Pedestal sink. WC. Heated towel rail.

OUTSIDE

Sweeping drive off Gatcombe mill lane, space for multiple vehicles. There is a garage, car port and large store room all with power and light. There are beautiful gardens to the front and rear but mainly to the side of the mill with the river land yeo running alongside. There is a small orchard with apple, quince, plum and pear trees on show.





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