



**BOURTON**

**Boatwrights**  
Estate Agents



# MILL COTTAGE

Mill Lane, Bourton, Dorset, SP8 5DA

## Summary Of Accommodation

Stunning Dorset Cottage Within Desirable Village  
| Over 3500 Sq. Ft. Of Flexible, Well-Appointed  
Accommodation | Idyllic, Secluded Location | Four  
Bedrooms & Three Bathrooms | Three Reception  
Rooms Including Fantastic Drawing Room |  
Beautiful Gardens Spanning Approx. 0.5 Of An Acre  
| Triple Garage With Studio Above | Workshop |  
EPC: Awaited

## The Property

Welcome, to Mill Cottage.

Located within an enviable plot of approx. 0.5 of an acre, this fantastic home has to come to the market for the first time in over 20 years.

Offering over 3500 sq. ft. of flexible, charming and beautifully presented accommodation, this stunning cottage is not one to be missed.

The property presents numerous reception rooms including a dual aspect drawing room and a warm and welcoming kitchen/dining area. On the ground floor there is also a study and a workshop that has all manner of possibilities.

Upstairs are four excellently sized bedrooms with two en suites as well as the main bathroom.





## Location

The sought after, North Dorset village of Bourton which is located north of the old market town of Gillingham. Bourton has a range of amenities including public house, garage with convenience store, Doctors Surgery and primary school. Bourton is within close proximity of The National Trust's Stourhead Gardens. There is a regular bus service linking to Gillingham and beyond, where further recreational, shopping and scholastic facilities can be found, including the mainline rail link to London (Waterloo) and Exeter. The town of Wincanton is approximately 5 miles where additional facilities are available including health centre, Post Office, library, public houses, churches and two primary schools.

There are also excellent sport facilities including an indoor sports centre with swimming pool together with National Hunt racing which takes place at Wincanton Racecourse on the edge of the town. Nearby towns include Bruton, which includes the Hauser & Wirth Art and Exhibition Gallery, together with its popular dining experience and the nearby Newt Country Estate and its magnificent woodland and gardens.

## Outside

Approached via a private, sweeping gravel driveway the cottage presents itself in a peaceful, exciting fashion. The triple garage is located to the south west of the main house and offers power, lighting as well as a studio situated above, ideal for home working or a hobby room.

The gardens wrap around the main cottage and simple are wonderful. Established lawns, specimen trees and mature shrub borders are present as well as a fantastic sun terrace that looks along the cottage and up to its woodland garden beyond.

## Services

The cottage is connected to mains water, drainage and electricity. An oil-fired central heating system is present as well as very energy efficient Solar Panels.

## Tenure

Freehold

## Local Authority

Dorset Council, Band F.

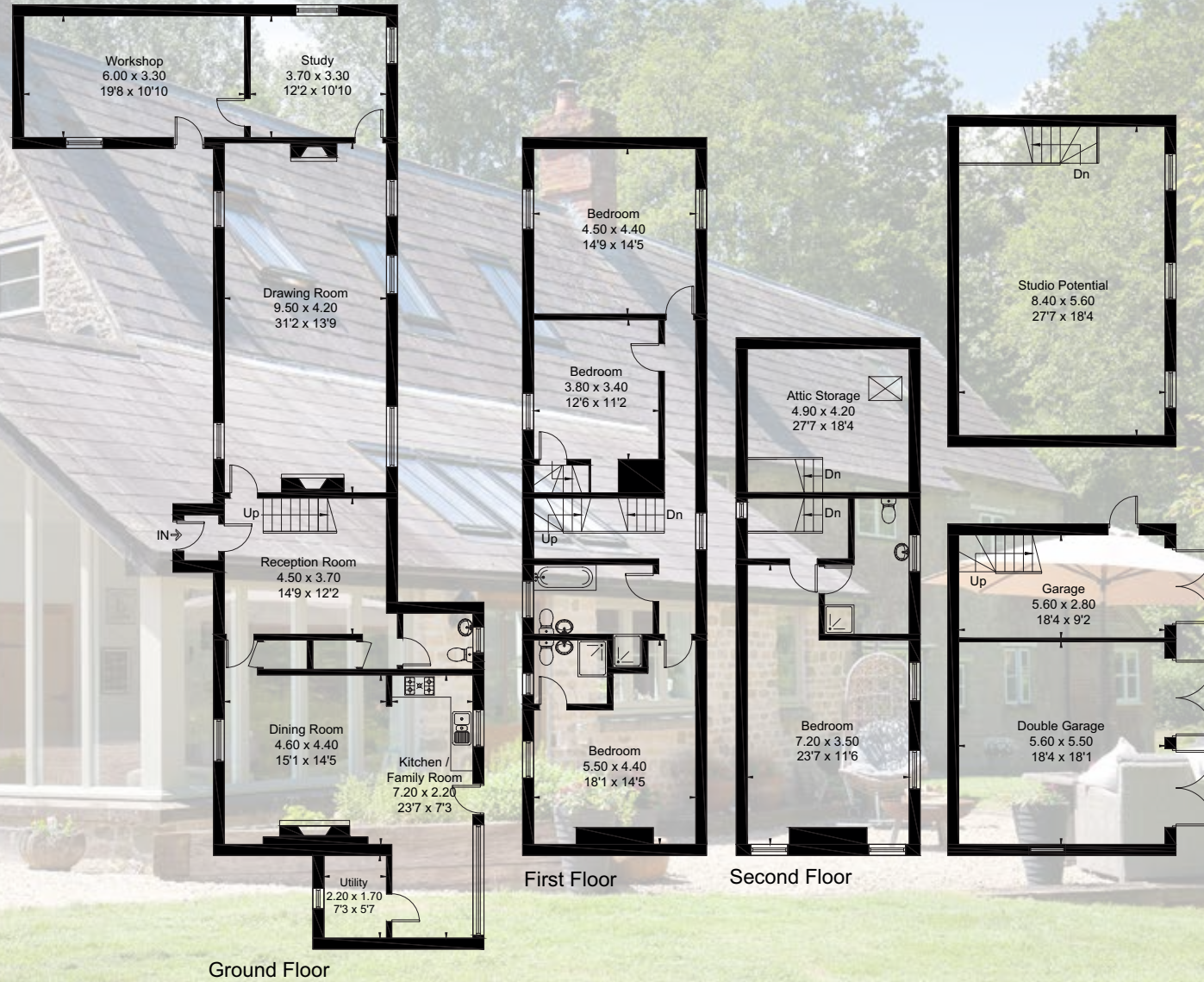
## Viewings

Strictly by appointment, only with Boatwrights. 01747 213 106  
[www.boatwrights.co.uk](http://www.boatwrights.co.uk)





Approximate Floor Area = 365.6 sq m / 3935 sq ft



**Important Notice**

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. 10th June 2024

**Boatwrights Estate Agents Ltd**  
Registered in England No. 9514957 High Street Tisbury Wiltshire SP3 6LD  
Tel 01747 859359  
Email [tisbury@boatwrights.co.uk](mailto:tisbury@boatwrights.co.uk)