

# LODESTONE



Old Millands House





# Old Millands House

TA11 7AF

Price: £1,300,000

5   
Bedrooms

2   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Picturesque 5 bed detached family home
- Approx 2.9 acres of beautiful grounds and gardens
- Situated in a conservation area but not listed
- Development Potential
- Equestrian Facilities
- Private driveway
- Large terrace and al fresco dining area
- Approx 2420 sq. ft of living accommodation
- Idyllic setting





Old Millands house is a picturesque 5 bed family house that nestles entirely within its own land in the heart of Lower Somerton. Originally dating from 1749, the house was extended in the 1990s and benefitted from a new roof just 2 years ago. What sets this house apart however is its location in the midst of Somerton, yet it sits in just under three acres of land and gardens. It also comes with four stables and a tack room that adjoins a pretty paddock offering the opportunity for a wide variety of equestrian activities.



This is a fine family house in an unusually beautiful setting. A private drive runs amidst a canopy of mature trees and culminates in a pretty gravelled turning circle with parking for several cars. The front door is situated in the West facade of the house and opens to a spacious panelled entrance hall. This in turn opens to a second hall with access to a pretty snug and the kitchen dining area at the heart of the house. The snug is warmed by a wood burning stove set within a charming stone fireplace that perfectly reflects the magnificent flagstone floor underfoot. Dual aspect windows open beneath aged oak lintels and allow natural light to pour into the room. The kitchen dining space extends to a garden room with French doors that open to the terrace, and oak beams that grace the ceiling. The kitchen itself features an oil fired aga, an array of hand-crafted units and a porcelain tiled floor. Immediately off the kitchen is a utility / boot room housed in the original stone barn that also features a fine flagstone floor and an old fireplace. The sitting room is defined by a beautiful bay





window and is warmed by a wood burning stove set into the chimney breast. The views to the gardens are stunning and often include a glimpse of a king fisher or an otter.

An oak staircase rises from the hall to the first floor comprised of a principal bedroom suite, four further bedrooms and a family bathroom. The principal bedroom exudes real character with exposed stone walls and timber sills, and it enjoys a pretty adjacent shower room. The family bathroom is equally impressive with a claw foot bathtub, a bespoke timber vanity unit and a beautiful timber floor. All the bedrooms delight in stunning views of the gardens and grounds. Most of the doors on the first floor were specially commissioned and truly succeed in enhancing the rich heritage and character of the house.



### Outside

The gardens and grounds are beautiful. To the East of the house is a pretty sandstone terrace perfectly positioned to take in views of the gardens. Well-kept lawns sweep away from three sides of the house to the rear boundary. The paddock is framed by a traditional post and rail fence and runs alongside the stable block. To the West the pretty gardens give way to a charming stone terrace complete with built in BBQ and pizza oven. Further afield the lawns sweep upwards to a barn (ideal for storing garden furniture and machinery) and a pretty copse on the boundary. To the front of the house, gates open to a hard area ideal for parking several cars or indeed a horsebox if required. Beyond is a second truly beautiful paddock that sits in the shade of native mature trees and is enhanced by the stream that runs







through the property. Whilst the stable block and the adjoining paddocks lend themselves perfectly to keeping horses, there is significant potential to redevelop the buildings given the relevant planning consents, and because it is not listed there is also scope to extend the main house.

### **Situation**

Old Milllands House sits in an enviable position entirely within its own land and is one of a handful of pretty houses that make up Lower Somerton. It is a small, safe, and friendly community that sits alongside Somerton with all that it has to offer. The property is very unusual and particularly desirable in offering almost three acres of land and gardens in what is essentially the centre of town. Somerton, the ancient capital of Wessex is a thriving market town with a host of local amenities – and there are supermarkets in nearby Street that include Sainsburys and Lidl. Other local attractions include the White Hart pub, Alfredo's which is a new Italian restaurant, the Somerton recreation ground, and Somerton's own music festival, Somerstock. Further afield are Stourhead Gardens, The Newt country house hotel and spa just outside Castle Cary, and Babington House, (Soho House's country mansion). Fourteen miles away is the fashionable small town of Bruton with its very popular restaurant/coffee/bread shop 'At the Chapel' and the world-famous Hauser and Wirth Art Gallery. Bristol and Bath are within approximately an hour's drive.





Transport links are excellent with Castle Cary's mainline railway station just 9 miles away, and the A37 easily accessible to Bristol and Bath. The A303 with direct access to London and the South West is a few minutes' drive. There are a variety of excellent state and independent schools in the area including the well-respected King Ina academy. Local independent schools include Millfield Senior and Prep School, Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton. State schools include Wells Blue secondary school, Crispin School in Street and St Dunstons in Glastonbury. The highly regarded Strode College is located nearby in Street.

#### **Directions**

Post Code: TA11 7AF

What three words: dignity.expansion.router

Local Authority: Somerset Council

**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** F

**Guide Price:** £1,300,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired boiler

**Broadband:** Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Parking for numerous cars

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Property lies within an area assessed to be at risk but has never flooded

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any current approvals or applications that affect the property

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** E

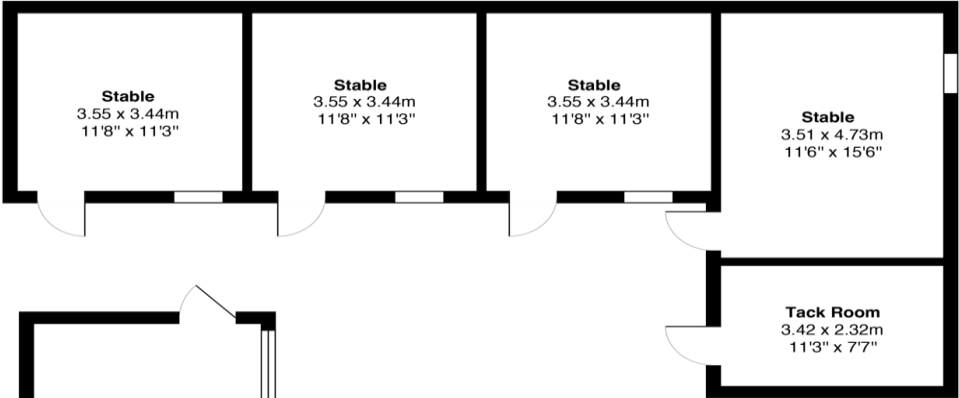
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

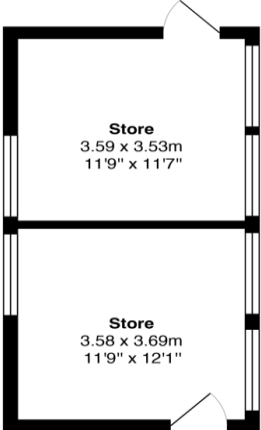
# Old Millands, Lower Somerton

Approximate gross internal floor area of main building - 224.8m<sup>2</sup> / 2,420 ft<sup>2</sup>

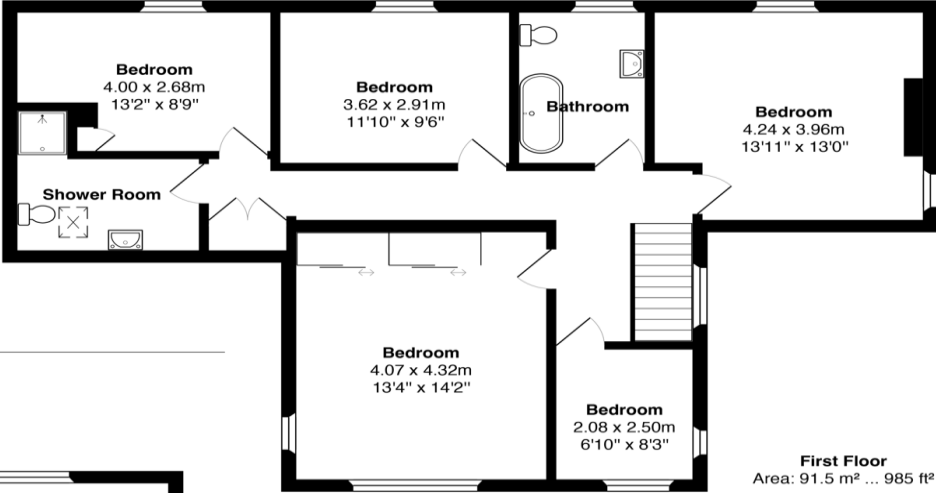
Approximate gross internal floor area of outbuildings - 90m<sup>2</sup> / 969 ft<sup>2</sup>



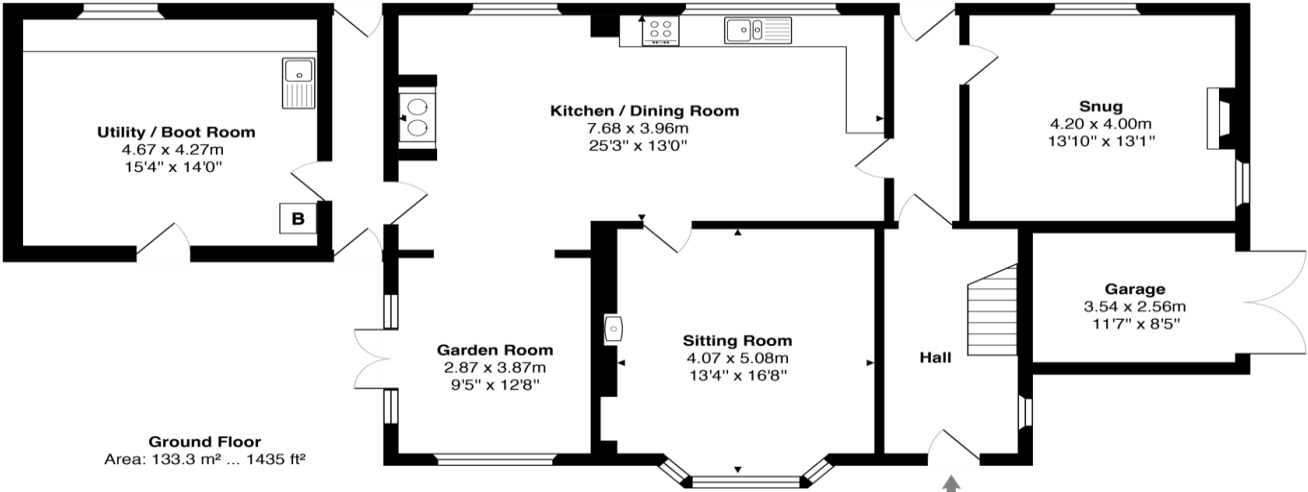
Area: 63.6 m<sup>2</sup> ... 685 ft<sup>2</sup>



Area: 26.4 m<sup>2</sup> ... 284 ft<sup>2</sup>



First Floor  
Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>



Ground Floor  
Area: 133.3 m<sup>2</sup> ... 1435 ft<sup>2</sup>





Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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